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

February Meeting of the California Coastal Commission

MEMORANDUM

Date: February 11, 2014

TO: Commissioners and Interested Parties

FROM: For Los Angeles County 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 February 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.

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

Applicant	*Project Description*	*Project Location*
5-14-0162-W Attn: Mark Lawrence	Improvements to an existing approx. 458 sq. ft. U-shaped floating dock including removal of wood decking on floating dock and re-decking with pressure treated lumber and AZEK decking; no work is proposed to existing two concrete piles, pier and gangway.	5561 CORSO DI NAPOLI, LONG BEACH, CA 90803 06037-7244028011

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*
5-13-0949-W Attn: Ralph Ziman	Demolition of two one-story, 1,840 square foot duplexes on four adjoining lots (Lot Nos. 6,7,8, & 9, Block 3, Tract 9258). The vacant lots will be graded, fenced, and partially covered with gravel. The owners will maintain a wooden fence and cinderblock wall on the perimeter of the property, and drought tolerant landscaping will be installed and maintained.	416 GRAND BLVD, VENICE, CA 90291 06037-4230020004, 06037-4232013004, 06037-8614017003
5-13-1178-W Attn: Elisa DemeTree	Demolition of a 2,121 square foot single family residence and 400 square foot detached garage and construction of a 5,940 square foot, 28 foot tall, one-story, single family residence including an attached 380 square foot, two-car garage, a subterranean basement, a backyard swimming pool and new 75.27 foot long retaining wall along the back side of the back yard. Construction of the project includes grading, which will consist of cutting and removing 1,826 cubic yards to be transported to the Lost Hills Landfill. The maximum cut of the slope will be 12 feet. All storm water from non-permeable surfaces will be collected and directed toward on-site drains.	257 N Bellino Drive, Pacific Palisades, Ca 90272 44160260

5-13-1179-W Attn: Elisa DemeTree	Demolition of a 3,026 square foot single story, single family residence and detached two-car garage and construction of a 6,212 square foot, 27 foot 2 inches tall, one-story, single family residence including a 390 square foot attached two-car garage, a 2,960 square foot subterranean basement, a backyard swimming pool and a new 90.32 foot long retaining up to 12 feet in height wall along the back side of the back yard. Construction of the project includes grading, which will consist of cutting and removing 1,810 cubic yards to be transported outside of the Coastal Zone. The maximum cut height will be 12 feet. All storm water from non-permeable surfaces will be collected and directed toward the street or on-site drains.	269 N Bellino Drive, Pacific Palisades, Ca 90292 44160260
5-13-1239-W Attn: Chris Coale	Demolish existing 2 unit apartment building and construct a 30' high, 3-story, 3,481 sq. ft. (excluding 3-car garage) single family residence on level 2,477 sq. ft. lot. 197 cubic yards of cut will be exported to a commercial dump site located outside of the coastal zone.	121 LONGFELLOW AVE, HERMOSA BEACH, CA 90254
5-13-1348-W Attn: Howard Simon	Demolition of an existing duplex and construction of a new 3,208 sq. ft., three-story, 25 ft. tall single family residence with a roof deck and a 659 sq. ft. three-car garage. Grading consists of 150 yards of cut and 70 cubic yards of fill.	2432 PALM DR, HERMOSA BEACH, CA 90254 06037-4182011016
5-13-1374-W Ronald L.A.1 Ventures LLC	Demolish an existing one-story single family residence with garage and construct a 28 ft. high, 2-story, 3,840 sq. ft. single family residence with attached garage and roof deck on level lot.	16036 Temecula Street, Pacific Palisades, Ca 90272
5-13-1378-W 848 Milwood LLC, Attn: Todd Jerry	Demolish existing one story single family residence and detached garage and construct new 2-story 24 ' tall, 3,499 sq. ft. single family residence with attached garage on level lot.	848 MILWOOD AVE, VENICE, CA 90291 06037-4241010017
5-14-0163-W Attn: Eric Schiff	Demolition of 1,524 square foot single family residence and detached one-car garage; and construction of 2,780 square foot 26' 10" high two-story single family residence, roof deck, attached two-car garage, and perimeter fencing.	745 Amoroso PL, Venice, CA 90291 06037-4241026028

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

January 31, 2014

South Shore Marine
16835 Algonquin Street Suite 276
Huntington Beach, CA 92649

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) 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 13250(c) or Section 13253(c), 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#: 5-14-0162 **APPLICANT:** Mark Lawrence

LOCATION: 5561 E. Corso di Napoli, Long Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Improvements to an existing approx. 458 sq. ft. U-shaped floating dock including removal of wood decking on floating dock and re-decking with pressure treated lumber and AZEK decking; no work is proposed to existing two concrete piles, pier and gangway.

RATIONALE: The proposed development is to an existing private boat dock on public waters associated with a single-family residential use on a bulkhead lot on Naples Island in Long Beach. The inland site is designated as Residential Low Density (RL) in the City of Long Beach LCP. The proposed project consists of re-decking an existing approx. 458 sq. ft. dock with pressure treated Douglas Fir. The size and configuration of the existing pier, gangway, and dock float will not be changed. No new piles are proposed or permitted. Any eelgrass beds in the vicinity will not be impacted as no bottom disturbance is proposed or permitted. Adequate measures to address water quality have been incorporated during project construction to avoid any significant adverse effects on marine resources. The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. Public coastal access is available along a public walkway parallel to the shoreline immediately inland of the seawall in this location. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed project has been approved by the City of Long Beach Marine Bureau and is consistent with the certified City of Long Beach Local Coastal Program (LCP), the Chapter 3 policies of the Coastal Act, and previous Commission actions.

This waiver will not become effective until reported to the Commission at their **February 12-13, 2014** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

by: _____

CHARLES LESTER
Executive Director

AL PADILLA
Supervisor, Regulation

cc: Commissioners/File

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

January 24, 2014

Melinda Gray, GRAYmatter Architecture
639 E. 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: 5-13-0949 **APPLICANTS:** 416 Grand Blvd. LLC (Attn: Ralph Ziman) & 422 Grand Blvd. LLC (Attn: Ralph Ziman)

LOCATION: 416-424 Grand Boulevard, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of two one-story, 1,840 square foot duplexes on four adjoining lots (Lot Nos. 6, 7, 8 & 9, Block 3, Tract 9358). The vacant lots will be graded, fenced, and partially covered with gravel. The owners will maintain a wooden fence and cinderblock wall on the perimeter of the property, and drought tolerant landscaping will be installed and maintained.

RATIONALE: The existing structures, built in 1947, 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 applicants stated intent is to develop the properties with residences once the necessary approvals are obtained. A separate coastal development permit must be obtained prior to any subsequent development of the properties. The proposed demolition is consistent with past Commission approvals, the Chapter 3 policies of the Coastal Act, will have no adverse impacts on coastal resources (i.e., public access and public recreation), 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 **February 13, 2014 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

cc: Commissioners/File

STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY EDMUND G. BROWN, JR., GOVERNOR

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

January 28, 2014

Vertoch Design Architects
1423 Cloverfield Blvd. A
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#: 5-13-1178 **APPLICANT:** Elisa A Demetree

LOCATION: 257 N Bellino Drive, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of a 2,121 square foot single family residence and 400 square foot detached garage and construction of a 5,940 square foot, 28 foot tall, one-story, single family residence including an attached 380 square foot, two-car garage, a subterranean basement, a backyard swimming pool and a new 75.27 foot long retaining wall along the back side of the back yard. Construction of the project includes grading, which will consist of cutting and removing 1,726 cubic yards to be transported to the Lost Hills Landfill. The maximum cut of the slope will be 12 feet. All storm water from non-permeable surfaces will be collected and directed toward on-site drains.

RATIONALE: The project site is over a ¼ mile from the ocean on existing developed combined lots in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received Approval in Concept (# ZA-2013-3589-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. The proposed project is consistent with the City's baseline Hillside Ordinance and with the character of the area and will not have a significant visual impact from the adjacent Topanga State Park. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have to 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 **February 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
cc: Commissioners/File

by: _____
Shannon Vaughn
Coastal Program Analyst

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

January 27, 2014

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#: 5-13-1179 **APPLICANT**: Elisa Demetree

LOCATION: 269 N. Bellino Dr., Pacific Palisades, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of a 3,026 square foot single story, single family residence and detached two-car garage and construction of a 6,212 square foot, 27 foot 2 inches tall, one-story, single family residence including a 390 square foot attached two-car garage, a 2,960 square foot subterranean basement, a backyard swimming pool and a new 90.32 foot long retaining up to 12 feet in height wall along the back side of the back yard. Construction of the project includes grading, which will consist of cutting and removing 1,810 cubic yards to be transported outside of the Coastal Zone. The maximum cut height will be 12 feet. All storm water from non-permeable surfaces will be collected and directed toward the street or on-site drains.

RATIONALE: The project site is over a ¼ mile from the ocean on an existing developed parcel in an established Pacific Palisades residential area in the City of Los Angeles. The site is located on lot 21 and the northerly 30 feet of lot 20, as measured along the easterly line in block 12 of tract 8923 in the City of Los Angeles as per map record book 118, pages 27 to 35. The applicant has received Approval in Concept (# ZA-2013-3591-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. The proposed project is consistent with the City's baseline Hillside Ordinance and with the character of the area and will not have a significant visual impact from the adjacent Topanga State Park. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have to 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 **February 12 – 13, 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
cc: Commissioners/File

by: _____
Shannon Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

December 27, 2013

Elizabeth Srour
Srour & Associates LLC
1001 6th St., 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#: 5-13-1239 **APPLICANT:** Chris Coale

LOCATION: 121 Longfellow Ave. Hermosa Beach, CA (Los Angeles County)

PROPOSED DEVELOPMENT: Demolish existing 2 unit apartment building and construct a 30' high, 3 story, 3,481 sq. ft. (excluding 3 car garage) single family residence on level 2,477 sq. ft. lot. 197 cubic yards of cut will be exported to a commercial dump site located outside of the coastal zone.

RATIONALE:
The subject site is a 2,477 square foot lot designated zone R-3 high density residential in the City of Hermosa Beach's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. The proposed project exceeds the Commission's parking requirement of 2 spaces per residential unit at 3 spaces total and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design by a civil engineer to filtrate water on site through roof gutters, downspouts, and permeable surfaces. The subject site is not located between the first public road (Hermosa Ave.) and the sea. The nearest public coastal access is located at the western end of Longfellow Ave. and the proposed project will not have an adverse impact on public access. The proposed development will not result in adverse impacts to coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, 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 **February 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.

by: _____
Amber Dobson
Coastal Program Analyst
South Coast Area Office

CHARLES LESTER
Executive Director

cc: Commissioners, File

CALIFORNIA COASTAL COMMISSION

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

January 30, 2014

Srour & Associates, LLC
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

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#: 5-13-1348 **APPLICANT:** Howard Simon

LOCATION: 2432 Palm Drive, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of an existing duplex and construction of a new 3,208 sq. ft., three-story, 25 ft. tall single family residence with a roof deck and a 659 sq. ft. three-car garage. Grading consists of 150 cubic yards of cut and 70 cubic yards of fill.

RATIONALE: The subject lot is a 2,697 sq. ft. inland lot designated as R-1 Low Density Residential in the City of Hermosa Beach Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. The proposed project conforms to the 25-foot height limit above grade. Three parking spaces are on site, exceeding the Commission's typically applied requirement of two parking spaces per unit. Best management practices will be incorporated throughout the course of construction, and adequate measures to address water quality have been incorporated in the project design. Drainage plans include gutters and downspouts, trench drains and a sump pump. Runoff is directed towards permeable pavers and landscaped areas for on-site infiltration. Landscaping is proposed utilizing drought tolerant non-invasive plants. The graded material will be exported to a commercial dirt excavation dump site outside of the coastal zone. 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 **February 12-13, 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.

by: _____
Matt Stone
Coastal Program Analyst

CHARLES LESTER
Executive Director

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

January 27, 2014

Clark Remington
4517 Camino de las Estrellas
Newbury Park, CA 91320

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#: 5-13-1374 **APPLICANT:** Ronald L.A. 1 Ventures

LOCATION: 16036 Temecula Street, Pacific Palisades, Los Angeles County, CA

PROPOSED DEVELOPMENT: demolish an existing one-story single family residence with garage and construct a 28 ft. high, 2 story, 3,840 sq. ft. single family residence with attached garage and roof deck on level lot.

RATIONALE:
The subject site is a 5,750 square foot lot in Pacific Palisades, CA. The proposed development has been approved by the City of Los Angeles Planning Department (case #ZA 2013-3885) and is consistent with the R1-1 zoning designation and surrounding land uses. The development conforms with the density limits for the site and the height limits for structures in the area. The proposed project exceeds the Commission's parking requirement of 2 spaces per residential unit at 4 spaces total (2 covered) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design by a civil engineer to filtrate water on site using downspouts and a lined rain garden in the front yard. The subject site is not between the first public road and the sea and is not visible from Pacific Coast Highway. The nearest public coastal access is located off of Pacific Coast Highway and the proposed project will not have an adverse impact on public access. The proposed development will not result in adverse impacts to coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, 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 **February 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.

by: _____
Amber Dobson
Coastal Program Analyst

CHARLES LESTER
Executive Director
cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

January 10, 2014

Sandy Cole
12210 Nebraska Ave.
Los Angeles, CA 90025

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#: 5-13-1378 **APPLICANT**: Todd Jerry

LOCATION: 848 Milwood Ave. Venice, Los Angeles County, CA

PROPOSED DEVELOPMENT: Demolish existing one story single family residence and detached garage and construct new 2-story 24' 11" tall, 3,499 sq. ft. single family residence with attached garage on level lot.

RATIONALE:
The subject site is a 4,379 square foot lot in the city of Venice, CA. The proposed development has been approved by the City of Los Angeles Planning Department (case #DIR 2013-4099-VSO) and is consistent with the R2-1 zoning designation and surrounding land uses. The development conforms with the density limits for the site and the height limits for structures in the Milwood area of Venice. The driveway and garage will be accessed from the alley at the rear of the site with no additional curb cuts and will not remove additional public parking along the street. The proposed project exceeds the Commission's parking requirement of 2 spaces per residential unit at 3 spaces total (2 covered) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design by a civil engineer to filtrate water on site using downspouts and filtration planter boxes. The subject site is located inland of Abbot Kinney Blvd., is not near the Venice Canals, and is not between the first public road (Pacific Ave.) and the sea. The nearest public coastal access is located at the West end of North Venice Blvd. and the proposed project will not have an adverse impact on public access. The proposed development will not result in adverse impacts to coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, 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 **February 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.

by: _____
Amber Dobson
Coastal Program Analyst

CHARLES LESTER
Executive Director
cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

February 3, 2014

David Spinelli
636 N. Almont Drive, Suite B
West Hollywood, CA 90069

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: 5-14-0163 **APPLICANT:** Eric Schiff

LOCATION: 745 E. Amoroso Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of 1,524 square foot single family residence and detached one-car garage; and construction of 2,780 square foot 26'10" high two-story single family residence, roof deck, attached two-car garage, and perimeter fencing.

RATIONALE: The proposed project, which is located three-quarters of one mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2013-1118-SPP-MPL, 12/24/13) and is consistent with the R2-1 zoning designation and the surrounding land uses. The existing structure has not been deemed by any local or state jurisdiction to be important to the history, architecture or culture of the area; and the structure is not listed on any register of historic structures. The proposed 26'10" structure conforms to the Commission's 28-foot height limit for structures adjacent to walk streets in the Milwood area of Venice. The proposed development will have a two car garage and an uncovered guest parking space on permeable pavers, accessible from the alley designated E. Marco Court, which conforms to the Commission's requirements. 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 its **February 13, 2014 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

ZACH REHM
Coastal Program Analyst

cc: Commissioners/File