

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
April Meeting of the California Coastal Commission*

MEMORANDUM

Date: April 07, 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 April 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.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-14-0386-W Attn: Per' K Johansson	Addition and remodel to an existing two-story, 20 ft. 5 in. high, single family residence consisting of a 184 sq. ft. expansion of the kitchen on the ground floor into the rear yard: second floor deck above the kitchen; 594 sq. ft. roof deck; open stair to access the roof; and 42 in. high roof deck railing. No changes to the height of the existing structure of parking are proposed. No grading is proposed.	235 Entrada, Pacific Palisades, CA 90402 4410-011-024

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>
5-13-1145-W Attn: David & Linda Silver	Repair and replace an 11 ft. and 5 ft. by 24 ft. plywood top area of an existing private boat dock float with AZEK (synthetic wood) 1 by 6 PVC planks.	20 Rivo Alto Canal, Long Beach, CA 90803 06037-7244021018
5-14-0203-W HB Valley, LLC, Attn: Kim Komick, Manager	Demolition of three unit apartment structure and attached garages; construction of two detached two-story approximately 2,700 sq.ft. 25' high condominium units, each with attached two car garage, grading drainage improvements, landscaping, new walls/fences; construction and use agreement of shared driveway with adjacent parcel at 512 25th Street; and replacement of curb and sidewalk along 25th Street.	504 25 th St, Hermosa Beach, CA 90254 06037-4182025018
5-14-0204-W HB VALLEY, LLC, Attn: KIM KOMACK, MANAGER	Demolition of three unit apartment structure and attached garages; construction of two detached two-story approximately 2,700 sq.ft. 25' high condominium units each with attached two car garage; grading, drainage improvements, landscaping, new walls/fences; construction and use agreement of shared driveway with adjacent parcel at 504 25th Street, and replacement of curb and sidewalk along 25th Street.	512 25 St, Hermosa Beach, CA 90254 06037-4182025017
5-14-0277-W Attn: John Rabuchin	Demolition of existing single family residence on an inland lot in Pacific Palisades, and construction of a 4,511 sq. ft. 2-story, 26 foot high, single family residence with 2 car garage.	646 Las Lomas Ave, Pacific Palisades, CA 90272 06037-4414013008
5-14-0453-W 2618 Manhattan Ave, LLC	Demolition of existing single family residence; construction of 4,660 sq. ft. 30' high two story single family residence with loft and roof deck over basement with attached two car garage, landscaping, and perimeter walls/fences; creation of new driveway along Ozone Court and replacement of curb and sidewalk along Manhattan Avenue	2618 Manhattan Ave, Hermosa Beach, CA 4181-024-003

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-14-0526-W Thomas James Capital, Attn: Thomas Beadel</p>	<p>Demolition of over 50% of an existing 2-story single family residence and garage on an inland lot in Pacific Palisades; and construction of a 35' 3" high, 4,715 sq. ft. single family residence with a 2-car subterranean garage and storage area.</p>	<p>16739 Bollinger Drive, Pacific Palisades, CA 90272 4445-008-008</p>
<p>5-14-0527-W Thomas James capital, Attn: Thomas Beadel</p>	<p>Demolition of over 50% of an existing 2-story single family residence and garage on an inland lot in Pacific Palisades; and construction of a 37' 9" high, 4,185 sq. ft. single family residence with a 2-car subterranean garage and partial basement.</p>	<p>16754 Edgar St, Pacific Palisades, CA 90272 4415-008-010</p>
<p>5-14-0528-W Attn: Nancy Schwappach</p>	<p>Demolish existing two car garage; remodel existing duplex into 2,767 sq. ft. 30' high single family residence with attached two car garage; drainage and landscaping improvements.</p>	<p>3122 Hermosa Ave, Hermosa Beach, CA 90254 4181-030-002</p>
<p>5-14-0548-W St. Joseph Center, Attn: Va Lecia Adams</p>	<p>Construction of a noise attenuation cover ranging in height from 8' to 14' over part of a play yard in the northeastern section of an existing two-story over basement social services building.</p>	<p>204 Hampton Drive, Venice, CA 90291 4286002027</p>
<p>5-14-0567-W Attn: Stacey Fishman</p>	<p>Third Story 312 sq.ft. addition, new covered roof deck and interior remodel of existing 3,616 sq.ft. duplex; landscaping and drainage improvements.</p>	<p>25 18th St, Hermosa Beach, CA 4183-008-019</p>
<p>5-14-0579-W The Mermaid Hermosa Beach, LLC, Attn: Moses Cohen</p>		<p>11 Pier Avenue, Hermosa Beach, CA 4183-002-001</p>

CALIFORNIA COASTAL COMMISSION

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



March 27, 2014

Ross Miller
188 Midbury Hill Rd
Newbury Park, CA 91320

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#: 5-14-0386 **APPLICANT:** Pelle Johansson

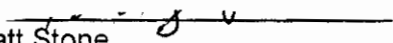
LOCATION: 235 Entrada Drive, Pacific Palisades, Los Angeles County

PROPOSED DEVELOPMENT: Addition and remodel to an existing two-story, 20 ft. 5 in. high, single-family residence consisting of a 184 sq. ft. expansion of the kitchen on the ground floor into the rear yard; second floor deck above the kitchen; 594 sq. ft. roof deck; open stair to access the roof; and 42 in. high roof deck railing. No changes to the height of the existing structure or parking are proposed. No grading is proposed.

RATIONALE: The subject site is a 2,619 sq. ft. lot located 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 applicant has received Approval in Concept (# ZA-2014-613-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. Adequate on-site parking is provided for the proposed single-family residence with the existing two-car garage. Drainage plans for the roof deck include gutters and downspouts which will be collected and transferred to street drains or non-erosive devices. The proposed project design is compatible with the character of the surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **April 11, 2014 meeting in Santa Barbara**. If three (3) 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

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
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March 27, 2014

David Silver
20 Rivo Alto Canal
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: 5-13-1145

APPLICANT: David Silver

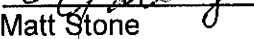
LOCATION: 20 Rivo Alto Canal, City of Long Beach, Los Angeles County

PROPOSED DEVELOPMENT: Repair and replace an 11 ft. by 16 ft. and 5ft. by 24 ft. plywood top area of an existing private boat dock float with AZEK (synthetic wood) 1 by 6 PVC planks.

RATIONALE: The proposed project concerns the repair of an existing residential boating facility associated with a single-family residence on Naples Island in Long Beach. The size and configuration of the existing boat dock float will not be changed. No new piles are proposed or permitted. Eelgrass beds will not be impacted as no bottom disturbance is proposed or permitted. No work is to take place in the water. No preservative-treated wood, paints, or sealers are proposed. The proposed project will not interfere with the public accessway that exists immediately inland of the seawall in this location. Adequate measures to address water quality have been incorporated during project construction in order to prevent any material from contacting the water and to avoid any significant adverse effects on marine resources. The proposed project is compatible with the character of surrounding development and will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. 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 its **April 11, 2014 meeting in Santa Barbara** 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

CALIFORNIA COASTAL COMMISSION

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

April 4, 2014



Strour and Associates
703 Pier Ave, PMB 817
Hermosa Beach, CA 90254

**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: 5-14-0203-W

APPLICANT: HB Valley, LLC

LOCATION: 504 25th Street, City of Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of three unit apartment structure and attached garages; construction of two detached two-story approximately 2,700 sq. ft. 25' high condominium units, each with attached two car garage; grading, drainage improvements, landscaping, new walls/fences; construction and use agreement of shared driveway with adjacent parcel at 512 25th Street; and replacement of curb and sidewalk along 25th Street.

RATIONALE: The proposed project, which is located one-quarter mile inland of the beach, has received an Approval in Concept from the City of Hermosa Beach Community Development Department (1/6/14) and is consistent with the R-1A (Limited One-Family Residential) 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 development will have a two-car garage for each unit and an additional uncovered guest parking space to be shared by the two units. All parking will be accessed from a shared driveway at the east edge of the property. The driveway will also be shared with a two condominium unit development at 512 25th Street, which will be enforceable for the life of both properties as specified in a Covenant and Agreement Regarding Reciprocal Common Driveway Access and Maintenance, to be recorded with the Los Angeles County Clerk. The construction of the shared driveway will enable the curb and sidewalk fronting the property to be replaced, resulting in additional on-street parking, improved pedestrian access, and additional pervious surface. The roof features gutters and downspouts which will conduct water to landscaped areas and a sump pump with porous bottom to allow for additional drainage into the soil. All proposed landscaping features native or non-native drought tolerant non-invasive species. 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 public coastal access, coastal resources, public recreation, public coastal views, or water quality. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **April 11, 2014 meeting in Santa Barbara** 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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April 4, 2014



Srouer and Associates
703 Pier Ave, PMB 817
Hermosa Beach, CA 90254

**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: 5-14-0204-W

APPLICANT: HB Valley, LLC

LOCATION: 512 25th Street, City of Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of three unit apartment structure and attached garages; construction of two detached two-story approximately 2,700 sq. ft. 25' high condominium units, each with attached two car garage; grading, drainage improvements, landscaping, new walls/fences; construction and use agreement of shared driveway with adjacent parcel at 504 25th Street; and replacement of curb and sidewalk along 25th Street.

RATIONALE: The proposed project, which is located one-quarter mile inland of the beach, has received an Approval in Concept from the City of Hermosa Beach Community Development Department (1/6/14) and is consistent with the R-1A (Limited One-Family Residential) 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 development will have a two-car garage for each unit and an additional uncovered guest parking space to be shared by the two units. All parking will be accessed from a shared driveway at the west edge of the property. The driveway will also be shared with a two condominium unit development at 504 25th Street, which will be enforceable for the life of both properties as specified in a Covenant and Agreement Regarding Reciprocal Common Driveway Access and Maintenance, to be recorded with the Los Angeles County Clerk. The construction of the shared driveway will enable the curb and sidewalk fronting the property to be replaced, resulting in additional on-street parking, improved pedestrian access, and additional pervious surface. The roof features gutters and downspouts which will conduct water to landscaped areas and a sump pump with porous bottom to allow for additional drainage into the soil. All proposed landscaping features native or non-native drought tolerant non-invasive species. 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 public coastal access, coastal resources, public recreation, public coastal views, or water quality. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **April 11, 2014 meeting in Santa Barbara** 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



FORNIA COASTAL COMMISSION

1st District Office
 Suite 1000, 10th Floor
 1000 California Street, San Francisco, California 94102-4416
 Telephone: (415) 774-2800 FAX: (415) 774-2804

March 12, 2014

Winston Chappell
 572 Radcliffe Ave.
 Pacific Palisades, CA 90272

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#: 5-14-0277

APPLICANT: John Rabuchin

LOCATION: 646 Las Lomas Ave., Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demotion of existing Single Family Residence on an inland lot in Pacific Palisades, and construction of a 4,511 sq. ft. 2-story, 26 foot high, single family residence with 2 car garage.

RATIONALE:

The subject site is a 8,455 square foot lot in the city of Pacific Palisades, CA. The proposed development has been approved by the City of Los Angeles Planning Department (case #ZA-2013-3914-AIC) and is consistent with the 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. No additional curb cuts will result from the development. The proposed project meets the Commission's parking requirement of 2 spaces per residential unit (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 treat water on site using gutters and downspouts directed toward 20 rain barrels onsite. The subject site is located inland and is not between the first public road (Pacific Coast Highway) and the sea. The nearest public coastal access is located several thousand feet away 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.

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 **April 9-11, 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

Amber Dobson
 Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



March 26, 2014

Srour and Associates
703 Pier Ave, PMB 817
Hermosa Beach, CA 90254

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: 5-14-0453-W

APPLICANT: 2618 Manhattan Ave, LLC

LOCATION: 2618 Manhattan Avenue, City of Hermosa Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of existing single family residence; construction of 4,660 sq. ft. 30' high two-story single family residence with loft and roof deck over basement with attached two-car garage, landscaping, and perimeter walls/fences; creation of new driveway along Ozone Court and replacement of curb and sidewalk along Manhattan Avenue.

RATIONALE: The proposed project, which is located three blocks inland of the beach, has received an Approval in Concept from the City of Hermosa Beach Community Development Department (2/13/14) and is consistent with the R-2 (Residential Medium Density) 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 development will have a two-car garage and an additional uncovered parking space adjacent to the proposed driveway is accessible from the alley designated as Ozone Court, which is consistent with the City of Hermosa Beach certified LUP. The existing curb cut at Manhattan Avenue will be abandoned and the curb and sidewalk will be replaced. The roof features gutters and downspouts which conduct water to landscaped areas and a sub grade drainage system with perforated pipe to allow for additional drainage into the soil. All proposed landscaping features native or non-native drought tolerant non-invasive species. 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 public coastal access, coastal resources, public recreation, public coastal views, or water quality. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **April 11, 2014 meeting in Santa Barbara** 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

ZACH REHM
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



March 27, 2014

SCALA
Attn: Daniel Bibawi
2920 Gilmerton Ave. Los Angeles, CA 90064

**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#: 5-14-0526

APPLICANT: Thomas Beadel, Thomas James Capital

LOCATION: 16739 Bollinger Drive, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of over 50% of an existing 2-story single family residence and garage on an inland lot in Pacific Palisades; and construction of a 35' 3" high, 4,715 sq. ft. single family residence with a 2-car subterranean garage and storage area.

RATIONALE:

The subject site is a 5,423 square foot lot in the city of Los Angeles, Pacific Palisades, CA. The proposed development has been approved by the City of Los Angeles Planning Department (case #ZA-2014-729-AIC) and is consistent with the 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 meets the Commission's parking requirement of 2 spaces per residential unit 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 rain gardens. The subject site is located inland and is not between the first public road (Pacific Coast Highway) and the sea. The nearest public coastal access is located several miles away 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.

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 **April 9-11, 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

Amber Dobson
Coastal Program Analyst

cc: Commissioners/File

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March 27, 2014

SCALA

Attn: Daniel Bibawi
2920 Gilmerton Ave. Los Angeles, CA 90064

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#: 5-14-0527**APPLICANT:** Thomas Beadel, Thomas James Capital**LOCATION:** 16754 Edgar Street, Pacific Palisades (Los Angeles County)**PROPOSED DEVELOPMENT:** Demolition of over 50% of an existing 2-story single family residence and garage on an inland lot in Pacific Palisades; and construction of a 37' 9" high, 4,185 sq. ft. single family residence with a 2-car subterranean garage and partial basement.**RATIONALE:**

The subject site is a 5,204 square foot lot in the city of Los Angeles, Pacific Palisades, CA. The proposed development has been approved by the City of Los Angeles Planning Department (case #ZA-2014-713-AIC) and is consistent with the 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 meets the Commission's parking requirement of 2 spaces per residential unit 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 and/or retain water onsite using downspouts, rain barrels, and permeable paving. The subject site is located inland and is not between the first public road (Pacific Coast Highway) and the sea. The nearest public coastal access is located approximately 2 miles away 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.

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 **April 9-11, 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

Amber Dobson
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



March 25, 2014

Nancy Schwappach
3122 Hermosa Avenue
Hermosa Beach, CA 90254

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: 5-14-0528-W

APPLICANT: Nancy Schwappach

LOCATION: 3122 Hermosa Avenue, City of Hermosa Beach, County of Los Angeles

PROPOSED DEVELOPMENT: Demolish existing two car garage; remodel existing duplex into 2,767 sq. ft. 30' high single family residence with attached two car garage; drainage and landscaping improvements.

RATIONALE: The proposed project, which is located one block inland of the beach, has received an Approval from the City of Hermosa Beach (2/26/14) and is consistent with the R3 (High Density) zoning designation and the surrounding land uses. The 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 development features two covered parking spaces accessible from the alley designated as Palm Drive, which is consistent with the surrounding residences. The roof features gutters and downspouts which will conduct water to permeable areas and an on-site drainage system. All proposed landscaping features native or non-native drought tolerant non-invasive species. The proposed development will not result in adverse impacts to public coastal access, coastal resources, public recreation, public coastal views, or water quality. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its April 11, 2014 meeting in Santa Barbara 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

ZACH REHM
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



March 26, 2014

Srouer and Associates
703 Pier Ave, PMB 817
Hermosa Beach, CA 90254

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: 5-14-0548-W

APPLICANT: St. Joseph Center (Va Lecia Adams)

LOCATION: 204 Hampton Drive, Venice, City of Los Angeles, County of Los Angeles

PROPOSED DEVELOPMENT: Construction of a noise attenuation cover ranging in height from 8' to 14' over part of a play yard in the northeastern section of an existing two-story over basement social services building.

RATIONALE: The proposed project, which is located one-quarter of one mile inland of the beach, has received an Approval from the City of Los Angeles Department of City Planning (ZA 2012-0698 (ZAA); 5/17/13) and is consistent with the RD-1.5-1 (Restricted Density Multiple Dwelling Zone) zoning designation and the surrounding land uses. The existing six year old structure has not been deemed by any local or state jurisdiction to be important to the history, architecture or culture of the area; thus the construction of a noise attenuation cover will not compromise its architectural character. The cover is a translucent, plexiglass-like awning approximately eight (8) feet in width and 140 feet in length, supported by wooden beams extending from the adjacent social services building to the property line. The cover features gutters and downspouts which conduct water to the drainage system at the subject site. The proposed development will have no effect on coastal views because the noise attenuation cover is not as high as the subject structure or the adjacent single and multiple family residences. The proposed development will not result in adverse impacts to public coastal access, coastal resources, public recreation, or water quality. Finally, the proposed development will not prejudice the City's ability to prepare a Certified LCP, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **April 11, 2014 meeting in Santa Barbara** 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

ZACH REHM
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



March 27, 2014

Srouer and Associates
703 Pier Ave, PMB 817
Hermosa Beach, CA 90254

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: 5-14-0567-W

APPLICANT: Stacey Fishman

LOCATION: 25 18th Street, City of Hermosa Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Third story 312 sq. ft. addition, new covered roof deck, and interior remodel of existing 3,616 sq. ft. duplex; landscaping and drainage improvements.

RATIONALE: The proposed project, which is located one block inland of the beach, has received an Approval in Concept from the City of Hermosa Beach Community Development Department (3/6/14). The existing duplex does not conform with the R-2B (Limited Multi-Family Residential) zoning designation, but the proposed addition is less than 10% of the existing livable floor area, which complies with City Code requirements. The remodeled structure will be less than 30' high and a duplex is consistent with 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 development will retain an existing two-car garage accessible from the alley designated as 19th Court, which is consistent with the City of Hermosa Beach certified LUP. The improvements to the encroachment area along 18th Street are subject to City permits and the 42" high walls will not infringe upon public access or recreation. The roof features gutters and downspouts which conduct water to landscaped areas and an on-site drainage system. All proposed landscaping features native or non-native drought tolerant non-invasive species. The proposed development will not result in adverse impacts to public coastal access, coastal resources, public recreation, public coastal views, or water quality. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **April 11, 2014 meeting in Santa Barbara** 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

ZACH REHM
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



March 28, 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#: 5-14-0579

APPLICANT: Moses A. Cohen

LOCATION: 11 Pier Ave. Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Install 4-foot high railings to create a 340 sq. ft. outdoor patio space, near the entrance of the existing 4,710 sq. ft. restaurant. Restripe the existing parking lot to create 3 more parking spaces.

RATIONALE:

The subject site is an existing 4,710 square foot restaurant on a 12,000 square foot lot in Hermosa Beach. The site is designated C-2, restricted commercial, in the City of Hermosa Beach's Certified Land Use Plan (LUP). The proposed project has been approved in concept by the City of Hermosa Beach. The development consists of an increase in the customer seating area by approximately 340 sq. ft. (a change in intensity onsite), which requires an increase in parking. The project addresses the required increase in parking by proposing to create 3 additional parking spaces by restriping the existing parking lot. The downtown beach pier area in Hermosa Beach is a major visitor destination for recreational purposes. The amount of public access to the beach is, in practice, therefore largely limited by the amount of on-street parking. The City's LUP requires that additions to uses (increase of intensity) in this area shall provide parking for: the area of the addition; and provide 1 parking space for each 100 sq. ft. of dining area. Accordingly, the additional 340 sq. ft. of outdoor seating requires 3 additional parking space onsite, which are included in the proposal. The additional parking spaces will not result in additional curb cuts, will be accessed from the existing driveway off the alley of Beach Drive, and will not remove additional public parking along the street. A valet service will be provided, 10 bike racks will be installed, and employees will be given a discounted bus pass. The nearest coastal access is located adjacent to the site, off The Strand and Pier Ave., pedestrian-only areas, and the project will not impact public coastal 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.

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 April 9-11, 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: Amber Dobson
Coastal Program Analyst