

**CALIFORNIA COASTAL COMMISSION**

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



# W17

## **SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT**

*For the  
May Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: May 09, 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 May 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 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>
5-14-0607-W 35 Cherry OCA, LLC	Demolition of existing two-story duplex with attached garage; construction of 3,668 sq. ft. 35' high two-story over basement single family residence with attached two car garage, landscaping, and perimeter walls/fences; creation of new driveway along Palm Drive and replacement of curb and sidewalk along 35th Street	108 35TH St, Hermosa Beach, Ca 90254 06037-4181033014
5-14-0667-W Attn: Jeff Sung	Demolition of existing single family residence and detached garage; construction of 4,218 23' high two-story over basement single family residence and attached two car garage, landscaping, and perimeter walls/fences.	2234 5th St, Santa Monica, Ca 90405 06037-4289008009

### **REPORT OF IMMATERIAL AMENDMENTS**

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-87-937-A1 Attn: Sidney & Ellen Levine	Partial demolition of the existing 2-story plus basement and loft, single family residence and major remodel resulting in a 45 ft. high, 3-story plus basement and roof deck, 6,017 sq.ft. single family residence on a 4,761 sq.ft. lagoon front lot.	4319 Roma Court, Venice, City of Los Angeles, Los Angeles County

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-07-419-E5 Hermosa Seaside Development Corporation, Attn: Farhad Esfahani	Extension of: Demolition of an existing dry cleaners and private single-story parking garage and construction of a three-story (over subterranean parking structure), 30-foot high, 19,405 square foot commercial condominium complex with 19 on-site parking spaces on a 5,863 square foot, C-2 zoned lot.	906 - 910 Hermosa Ave, Hermosa Beach 06037-4187007021, 06037-4187007022

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(562) 590-5071



May 1, 2014

Miguel Escobar  
820 Manhattan Avenue Suite 100  
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:** 5-14-0607-W

**APPLICANT:** 35 Cherry OCL LLC

**LOCATION:** 108 35<sup>th</sup> Street, City of Hermosa Beach, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of existing two-story duplex with attached garage; construction of 3,668 sq. ft. 35' high two-story over basement single family residence with attached two-car garage, landscaping, and perimeter walls/fences; creation of new driveway along Palm Drive and replacement of curb and sidewalk along 35<sup>th</sup> Street.

**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 (3/11/14) and is consistent with the R-3 (High Density 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 and one uncovered guest parking space in the driveway, accessible from the alley designated as Palm Drive. No parking spaces will be lost and one or two on-street parking spaces may be created by the City along 35<sup>th</sup> Street after the applicant replaces the curb and sidewalk where there are currently two driveways. The roof features gutters and downspouts which conduct water to splash pads and landscaped areas. A drainage system drains water to an infiltration pit at the lowest elevation on the site. 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 **May 14-16, 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

ZACH REHM  
Coastal Program Analyst

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May 2, 2014

David Alvarez  
245 Ocean Park Blvd  
Santa Monica, CA 90405

**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:** 5-14-0667-W

**APPLICANT:** Jeff Sung


**LOCATION:** 2234 5<sup>th</sup> Street, City of Santa Monica, County of Los Angeles.

**PROPOSED DEVELOPMENT:** Demolition of existing single family residence and detached garage; construction of 4,218 sq. ft. 23' high two-story over basement single family residence and attached two-car garage, landscaping, and perimeter walls/fences.

**RATIONALE:** The proposed project, which is located one-half mile inland of the beach, has received an Approval in Concept from the City of Hermosa Beach Community Development Department (4/22/14) and is consistent with the OP-2 (Low Density Multiple 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. The new permeable driveway and curb cut will be 10' wide and the existing curb cut at will be abandoned and the adjacent curb and sidewalk replaced. The roof features scuppers which conduct water to landscaped areas and an on-site drainage system with sump pump and infiltration pit. 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 **May 14-16, 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

  
ZACH REHM  
Coastal Program Analyst

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: ~~MAAY~~ 5, 2014

SUBJECT: Coastal Development Permit No. 5-87-937 approved on January 14, 1988 to Sidney and Ellen Levine for:  
Construction of a 5,284 sq. ft., two story plus loft single family residence on a vacant lagoon front lot.

**AT: 4319 Roma Ct. in Venice, City of Los Angeles**

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

**DESCRIPTION OF THE PERMIT AMEDMENT REQUEST (5-87-937-A1):**

Amend the underlying permit to allow for: partial demolition of the existing 2-story plus basement and loft, single family residence and major remodel resulting in a 45 ft. high, 3-story plus basement and roof deck, 6,017 sq.ft. single family residence on a 4,761 sq. ft. lagoon front lot.

Changes to the original permit are as follows (changes in ~~strike-out~~ for deletions and **underline bold** for insertions):

Construction of **Major remodel to existing single family residence to result in: a 5,284 6,017 sq. ft., 45 foot high, two three** story plus basement ~~loft~~ **and roof deck** single family residence on a ~~vacant~~ lagoon front lot.

**FINDINGS:**

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The changes above are consistent with the Venice LUP and will not impact coastal views, coastal resources, nor environmentally sensitive areas. Existing 12' 3" lagoon-front setback to remain the same. Existing 3-car garage to remain. Existing landscaping to remain. The proposed changes are consistent with surrounding development. As amended the proposed development is consistent with the Chapter 3 policies of the Coastal Act and the underling coastal development permits.

Any questions or comments about the proposal, or objections, should be directed to **Amber Dobson** at the Coastal Commission office in Long Beach, (562) 590-5071.

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**(5-07-419-E5)****NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT****MAY 5, 2014**

Notice is hereby given that **910 Hermosa Ave. Development LLC** has applied for a one year extension of Coastal Development Permit **5-07-419**, granted by the California Coastal Commission on **April 10, 2008** for:

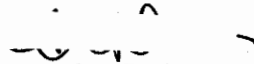
**Demolition of an existing dry cleaners and private single-story parking garage and construction of a three-story (over subterranean parking structure), 30-foot high, 19,405 square foot commercial condominium complex with 19 on-site parking spaces on a 5,863 square foot, C-2 zoned lot.**

**At: 906 and 910 Hermosa Ave, Hermosa Beach, County of Los Angeles**

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: Amber Dobson  
Coastal Program Analyst