

**CALIFORNIA COASTAL COMMISSION**

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



# W8

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

*For the  
July Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: July 02, 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 July 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>
<p><b>5-14-0525-W</b> Thomas James Capital, Attn: Thomas Beadel</p>	<p>Demolition of an existing two-story, single-family residence with a detached two-car garage, and construction of a two-story, 3,733 sq. ft., approximately 31-ft. high, single-family residence with an attached 350 sq. ft. two-car garage. No grading is proposed.</p>	<p>208 Sunridge Street, Playa del Rey, Ca 90293 4116-019-003</p>
<p><b>5-14-0637-W</b> Whitesell Living Trust c/o Anma Levin</p>	<p>Remodel and addition of an existing 2,636 sq. ft., approximately 30-ft. high, two-story duplex, consisting of an addition of 484 sq. ft.; 710 sq. ft. uncovered two-car parking area; new curb cut on Barnard Way to replace the existing curb cut on Wadsworth Ave; 1,286 sq. ft. wood deck; 461 sq. ft. and re-roof. pool/spa. Grading consists of approximately 184 cu. yds. of cut. No change to the existing height of the structure is proposed.</p>	<p>119 Wadsworth Ave, Santa Monica, CA 90405</p>
<p><b>5-14-0756-W</b> Attn: Jeffrey Knyal</p>	<p>Demolition of an existing single family residence and construction of a 2 story, 5,612 sq. ft. over a 3,520 sq. ft. basement, 24'9" high single family residence with an attached 4 car garage. Project will include construction of the new 15'7" wide driveway off of Palm Drive (an alley) and replacement of the existing curb cut and sidewalk along Manhattan Ave. 1600 cubic yards of cut and removal is proposed for the basement.</p>	<p>1901 Manhattan Ave, Hermosa Beach, CA 06037-4182008001</p>
<p><b>5-14-0758-W</b> Attn: Ericson Core</p>	<p>Convert existing 1,638 one-story duplex into one-story single family residence and addition of 188 sq. ft. with on-site irrigation and drought tolerant non-invasive landscaping; two-car garage to remain.</p>	<p>1608 Oakwood, Venice, City of Los Angeles, CA</p>

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

<p><b>5-14-0764-W</b> 1617 Hermosa Ave., LLC</p>	<p>Demolition of an existing single-family residence with detached garage, and construction of a three-story, 2,730 sq. ft., approximately 30-ft. high single-family residence with attached two-car garage and one open parking space adjacent to the garage all accessible from 17th Court; and 237 sq. ft. roof deck. Grading consists of 64 cu. yds. of cut.</p>	<p>1617 Hermosa Ave, Hermosa Beach, CA 06037-4183006027</p>
<p><b>5-14-0922-W</b> Attn: Marjorie Austin</p>	<p>Demolition of an existing approximately 1,062 single family residence with an attached two-car garage and construction of an approximately 3,815 square foot, 30-foot high, 3-story single family residence with an attached 2-car garage and one additional on-site guest parking space and 430 square feet of decks. Construction of the proposed project consists of grading or 10 cubic feet of fill and approximately 298 cubic feet of cut to be transported to a Landfill outside of the coastal zone. Max height of grading will be 6 feet. All storm water from non-permeable surfaces will be collected and directed to street or on-site drains. Landscaping for the proposed project consists of noninvasive plants including primarily drought tolerant and native plants.</p>	<p>348 – 28th St, Hermosa Beach, CA 90254 06037-4181023036</p>
<p><b>5-14-0930-W</b> Attn: Lee Legrande</p>	<p>Demolition of an approximately 1,546 square foot, single -family residence and attached two-car garage and construction of a 3,710 square foot, three-story, single-family residence with a maximum height of 30 feet and a 518 square foot attached two-car garage with one additional on-site uncovered guest parking space and a 668 square foot roof deck on a 2,478 square foot lot. Construction of the project includes grading with a maximum height of 5 feet. Three cubic yards of fill will be cut and transported to a landfill outside of the coastal zone. All storm water and run off from non-permeable surfaces will be collected and directed toward an on-site drainage system or directed to a public storm drain system. All landscaping will be non-invasive and consist of primarily drought tolerant and native plant species.</p>	<p>323 Longfellow Ave, Hermosa Beach, CA 90254 06037-4181018022</p>

**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>
5-13-0476-A1 23rd Avenue Properties LLC	Demolition of an existing four-unit apartment building and addition to an existing three-story duplex into one 28 foot high, 6,733 square foot duplex with a 1,221 sq. ft. (five-car) garage, landscaping, and swimming pool on two lots (5,279 sq. ft.) facing a walk street	11 & 17 - 23rd Ave., Venice, City of Los Angeles, Los Angeles County

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, California 90802-4302  
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June 26, 2014

Scala  
c/o 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#:** 5-14-0525

**APPLICANT:** Thomas James Capital Inc.

**LOCATION:** 208 Sunridge St., Playa del Rey, Los Angeles, Los Angeles County

**PROPOSED DEVELOPMENT:** Demolition of an existing two-story, single-family residence with a detached two-car garage, and construction of a two-story, 3,733 sq. ft., approximately 31-ft. high, single-family residence with an attached 350 sq. ft. two-car garage. No grading is proposed.

**RATIONALE:** The subject site is an approximately 6,538 sq. ft. lot in Playa del Rey, City of Los Angeles, Los Angeles County. The proposed development has been approved by the City of Los Angeles Planning Department (case #ZA-2014-681-AIC) and is consistent with the zoning designation and surrounding land uses. The proposed project conforms with 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, including porous pavers in the driveway; 135 sq. ft. rain garden; and the implementation of City of Los Angeles' Low Impact Development requirements. Landscaping is proposed utilizing native or non-native drought tolerant non-invasive plants. The proposed development will not result in adverse impacts to coastal resources, public access, or public recreation opportunities. 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 **July 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

by:   
Matt Stone  
Coastal Program Analyst

cc: Commissioners/File

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June 26, 2014

Dennis Gibbens Architects  
1634 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#:** 5-14-0637

**APPLICANT:** Whitesell Living Trust

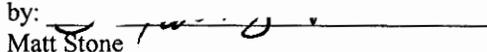
**LOCATION:** 119 Wadsworth Ave, Santa Monica, Los Angeles County

**PROPOSED DEVELOPMENT:** Remodel and addition of an existing 2,636 sq. ft., approximately 30-ft. high, two-story duplex. The proposed project includes an addition of 484 sq. ft.; 710 sq. ft. uncovered two-car parking area; new curb cut on Barnard Way to replace the existing curb cut on Wadsworth Ave; 1,286 sq. ft. wood deck; 461 sq. ft. pool/spa; and re-roof. Grading consists of approximately 184 cu. yds. of cut. No change to the existing height of the structure is proposed.

**RATIONALE:** The subject site is a 5,006 sq. ft. lot on the corner of Wadsworth Avenue and Barnard Way in the City of Santa Monica, Los Angeles County. The subject site is located within a developed residential neighborhood, not between the first public road and the sea. The proposed project proposes to demolish greater than 50% of the exterior walls. The proposed project meets the Commission's parking requirement of 2 spaces per residential unit. The applicant has received one variance from the City of Santa Monica for relocating the three existing parking spaces from the front of the lot, and establishing two unenclosed parking spaces in the rear half of the property. The creation of the curb cut on Barnard Way will not result in the removal of any on-street parking and the closure of the existing curb cut along Wadsworth Avenue will create a new public parking space. Adequate measures to address water quality have been incorporated during construction and into the project design. The proposed project utilizes best management practices (BMPs) to improve water quality in the watershed. Landscaping is proposed utilizing native or non-native drought tolerant non-invasive vegetation. Drainage plans include gutters and downspouts, which direct flow to the City's drainage system. The proposed project is designed to be compatible with the character of the surrounding development. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views and will not prejudice the City's ability to prepare a certified Local Coastal Program. In addition, 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **July 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

by:   
Matt Stone  
Coastal Program Analyst

cc: Commissioners/File

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June 26, 2014

Strour and Associates  
1001 6<sup>th</sup> 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:** 5-14-0756

**APPLICANT:** Jeffery Knyal

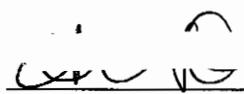
**LOCATION:** 1901 Manhattan Avenue, City of Hermosa Beach, Los Angeles County

**PROPOSED DEVELOPMENT:** Demolition of existing single family residence and construction of 2-story 24'9" high, 5,612 sq. ft. over a 3,520 sq. ft. basement, single family residence with attached 4-car garage. Construction of new 15'7" wide driveway off of Palm Drive (an alley way) and replacement of curb cut and sidewalk along Manhattan Avenue. Approximately 1600 cubic yards of excavation is proposed for the basement, with 500 cubic yards of fill.

**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 (4/22/14) and is consistent with the R-1 (low 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 meet the Commission's parking requirements with the 4-car garage and 2 additional uncovered parking space adjacent to the proposed driveway and is accessible from the alley designated as Palm Drive, 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 drainage system. All proposed landscaping features native or non-native drought tolerant non-invasive species. Approximately 1550 cubic yards of cut 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 **July 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

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June 26, 2014

Rana Haugen Core  
803 Venezia Avenue  
Venice, CA 90291

**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:** 5-14-0758-W      **APPLICANT:** Ericson Core

**LOCATION:** 1608 Oakwood Avenue, Venice City of Los Angeles, County of Los Angeles

**PROPOSED DEVELOPMENT:** Convert existing 1,638 one-story duplex into one-story single family residence and addition of 188 sq. ft. with on-site irrigation and drought tolerant non-invasive landscaping; two-car garage to remain.

**RATIONALE:** The proposed project, which is located approximately one-half mile inland of the beach, has received an Approval in Concept from the City of Los Angeles Planning Department (DIR 2014-1009-VSO-MEL; 3/24/14) and is consistent with the R2-1 (Multi 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 and additional uncovered guest parking space on concrete in the driveway, accessible from the alley designated as Rialto Court. The roof will be reconstructed with architectural embellishments and will feature gutters and downspouts which will conduct water to the City drainage system. Best management practices for water quality have been implemented in the construction plan. 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 the **July 9, 2014** hearing 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: \_\_\_\_\_  
ZACH REHM  
Coastal Program Analyst

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June 26, 2014

Srouer and Associates  
1001 6<sup>th</sup> 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:** 5-14-0764

**APPLICANT:** 1617 Hermosa Avenue, LLC

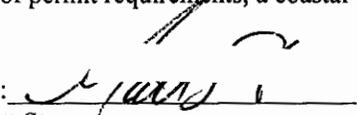
**LOCATION:** 1617 Hermosa Avenue, Hermosa Beach, Los Angeles County

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence with detached garage, and construction of a three-story, 2,730 sq. ft., approximately 30-ft. high single-family residence with attached two-car garage and one open parking space adjacent to the garage all accessible from 17<sup>th</sup> Court; and 237 sq. ft. roof deck. Grading consists of 64 cu. yds. of cut.

**RATIONALE:** The subject site is an approximately 1,939 sq. ft. lot in the City of Hermosa Beach, Los Angeles County. The proposed project, which is located approximately two blocks inland of the beach, has received an Approval in Concept from the City of Hermosa Beach Community Development Department (5/5/14), and is consistent with the R-2B (medium density residential) zoning designation as well as the surrounding land uses. The proposed development conforms with the Commission's parking requirements of two spaces per residential unit. The proposed development will have a two-car garage and one uncovered guest parking space in the driveway, accessible from the alley designated as 17<sup>th</sup> Court. 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. The proposed project includes 217 sq. ft. of landscaped area and 273 sq. ft. of permeable surface area. Landscaping is proposed utilizing native or non-native drought tolerant non-invasive vegetation. Drainage plans include gutters and downspouts, which are connected directly to a drain system routed to a sump pump with overflow directed to the storm drain system. The 64 cubic yards of cut 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 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

by:   
Matt Stone  
Coastal Program Analyst

cc: Commissioners/File

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June 20, 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, and 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#: 5-14-0922

APPLICANT: Marjorie Austin

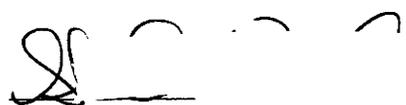
LOCATION: 348 28<sup>th</sup> Street, Hermosa Beach, Los Angeles County

**PROPOSED DEVELOPMENT:** Demolition of an approximately 1,062 square foot, single-family residence and attached two-car garage and construction of an approximately 3,815 square-foot, 30-foot high, three-story single-family residence with an attached 433 square-foot two-car garage with one additional on-site, uncovered guest parking space and 430 square-feet of decks. Construction of the project includes grading, which will consist of approximately 10 cubic yards of fill and cutting of approximately 298 cubic yards to be transported to a landfill outside of the coastal zone. The maximum cut height will be approximately 6 feet. All storm water from non-permeable surfaces will be collected and directed toward street or on-site drains. Landscaping for the proposed project consists of noninvasive plants including primarily drought tolerant and native plants.

**RATIONALE:** The project site is approximately 1,000 feet from the beach on existing developed lot in an established residential neighborhood in the City of Hermosa Beach. The applicant has received an Approval in Concept dated 5/15/2014 from the City of Hermosa Beach Community Development Department. The site is designated as R-2 medium density residential land use in the Hermosa Beach Zoning District and the proposed single-family residence is consistent with the zoning. The proposed project is consistent with the character of the area and will not have a significant impact on coastal views or resources. 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 **July 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:   
Shannon Vaughn  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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200 Oceangate, Suite 1000  
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June 23, 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#:** 5-14-0930-W

**APPLICANT:** Lee LeGrande

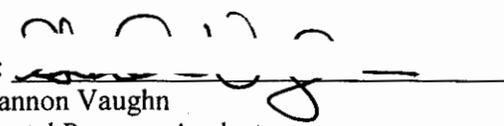
**LOCATION:** 323 Longfellow Ave., Hermosa Beach, CA, Los Angeles County

**PROPOSED DEVELOPMENT:** Demolition of an approximately 1,546 square foot, single-family residence and attached two-car garage and construction of a 3,719 square foot, three-story, single-family residence with a maximum height of 30 feet and a 518 square foot attached two-car garage with one additional on-site uncovered guest parking space and a 668 square foot roof deck on a 2,478 square foot lot. Construction of the project includes grading with a maximum height of 5 feet. Three cubic yards of fill will be retained with a maximum height of four feet. Approximately 219 cubic yards will be cut and transported to a landfill outside of the coastal zone. All storm water and run off from non-permeable surfaces will be collected and directed toward an on-site drainage system or directed to a public storm drain system. All landscaping will be non-invasive and consist of primarily drought tolerant and native plant species.

**RATIONALE:** The project site is approximately 750 feet from the beach on an existing developed lot in an established Hermosa Beach neighborhood in Los Angeles County. The applicant received an Approval in Concept from the City of Hermosa Beach Community Development Department on May 29, 2014. The site is designated as R-2, two-family residential, medium density land use by the City of Hermosa Beach and the proposed single-family residence is consistent with the zoning. The proposed project is consistent with the character of the area and will not have a significant impact on visual or coastal resources. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no 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 **July 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:   
Shannon Vaughn  
Coastal Program Analyst

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**5-13-0476-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** 01 July 2014

**SUBJECT:** Coastal Development Permit No. 5-13-0476 granted to Venice Beach House Trust (Howard Altman & Jason Sloane, Trustees), and Stephen Emery on October 9, 2013 for:

**Substantial remodel and addition to combine two detached apartment buildings into one three-story, 28-foot high, 7,105 square foot duplex with a 1,106 square foot (five-car) garage on two lots (5,279 square feet) facing a walk street. The number of residential units on the two lots will be reduced from six to two. Includes landscaping a portion of the adjoining walk street, and a 54'x 8.5' swimming pool.**

**AT:** 11-17 23<sup>rd</sup> Avenue, Venice, City of Los Angeles, Los Angeles County.

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

**DESCRIPTION OF AMENDMENT REQUEST:**

**Revised project description: Demolition of one existing apartment building and add onto an existing three-story duplex, resulting in one three-story, 28-foot high, 6,733 square foot duplex with a 1,221 square foot (five-car) garage on two lots facing a walk street. The number of residential units on the two lots will be reduced from six to two. Includes landscaping a portion of the adjoining walk street, and a 54'x 8.5' swimming pool.**

**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 change to the previously approved duplex proposed by this amendment complies with all previously imposed conditions of Coastal Development Permit 5-13-0476 and the standards and limitations for structures that are set forth in the certified City of Los Angeles Land Use Plan (LUP) for Venice. The proposed change does not involve an increase in the footprint or height of the project as originally approved. The footprint of the proposed development is identical to the original project except for the front yard setback, which will be increased by 4 feet and eight inches, for a total front yard setback of 8 feet and 7 inches. Therefore, the proposed amendment is consistent with the underlying permit approval and will not result in any adverse impacts to coastal resources or public access. The amendment request is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

If you have any questions about the proposal, please contact **Charles Posner** at the Commission's South Coast District office in Long Beach (562) 590-5071.