

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
Ocean Gate, 10th Floor  
Long Beach, California 90802-4416  
Phone: 562-590-5071 FAX: (562) 590-5084



# W21

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

*For the  
August Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: August 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 August 2014 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved; a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

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

**REPORT OF DE MINIMIS WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

| <i><b>Applicant</b></i>                                                               | <i><b>Project Description</b></i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <i><b>Project Location</b></i>                                                                             |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <p><b>5-14-0719-W</b><br/>Nomad 102 Asset Management LLC</p>                          | <p>Demolition of existing single family home and construction of a 2-story 3,152 sq. ft., 26 ft. high duplex with 2 roof decks and 4 uncovered parking spaces on the 4,950 sq. ft. lot.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>1431 Beacon St, San Pedro, CA<br/>06037-7456012007</p>                                                  |
| <p><b>5-14-0720-W</b><br/>Nomad 102 Asses Management LLC</p>                          | <p>Demolition of existing 2-car garage on an otherwise vacant lot and construction of a 2-story 3,152 sq. ft., 26 ft. high duplex with 2 roof decks and 4 total uncovered parking spaces on the 4,950 sq. ft. lot.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>1425 Beacon St, San Pedro, CA 90731<br/>06037-7456012007</p>                                            |
| <p><b>5-14-0966-W</b><br/>County Sanitation District No. 2 of Los Angeles</p>         | <p>Rehabilitation of 3 ocean outfall pipes that are 72-, 90- and 120- inches in diameter at depths of 20-50 ft in the Pacific Ocean off the coast of Royal Palms State Beach in San Pedro, City of Los Angeles. Repairs and maintenance include replacement or addition of cathodic protection for cast iron manhole covers on all three outfalls and for cast iron joints on two of the outfalls at approximately 600 locations. Ballast/sediment will be removed as necessary to expose the work area. After maintenance/repairs are complete, epoxy will be used to cover the connection point and secure the wire. Removed ballast rock will subsequently be replaces in and around the outfall pipe to help secure the aluminum anode. The proposal also includes repairs of up to 40 joints in the 72-inch outfall as necessary.</p> | <p>Pacific Ocean off the coast of Royal Palms seaward of the terminus of Western Avenue, San Pedro, CA</p> |
| <p><b>5-14-1056-W</b><br/>2215 Manhattan Ave., LLC, Attn: Dunham Stewart, Manager</p> | <p>Demolition of existing duplex and construction of 2-story plus roof deck and basement, 3,444 sq. ft., 30 ft. high single family residence with attached 2-car garage and 1 uncovered guest parking space on a 2,293 sq. ft. lot. 150 cubic yards of excavation is proposed for the basement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>2215 Manhattan Ave, Hermosa Beach, CA<br/>06037-4182010019</p>                                          |

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

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**5-14-1335-W**

Southern California Gas  
Company, Attn: Joe  
Lanzisera, Project Mgr.

Repair erosion damage from a storm in February 2014 to upper portion of a bluff at the Playa del Rey Natural Gas Storage Facility. The gully created from the erosion is 33' long, 4' wide and 7' deep. Repair includes the removal of approximately 20 cubic yards of loose and sloughed materials within the erosion channels, which will be performed in a benched and stair-stepped fashion. The placement of approximately 60 cubic yards of structural backfill composed of concrete slurry and clayey materials within the gully is necessary to strengthen the natural materials and to restore the area to the pre-existing surface condition. Once the eroded area has been restored, the surface will be re-graded to provide positive drainage runoff water away from the slope to designated drainage features. The project will temporarily disturb approximately 200 sq. ft. of bluff face. Upon completion of the repairs, the temporarily impacted area will be hydro-seeded with a coastal sage scrub mix to protect the bluff surface from future erosion.

8141 S Gulana Ave, Playa del Rey, CA  
06037-4115021800

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

**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>                                  |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>5-12-130-A1</b><br>Beach Club of Santa Monica, Attn: Gregg Patterson   | A remodel to the interior of the existing 1,400 square foot dining room, relocation of the bathrooms, and installation of new windows and doors. The remodel will result in an additional 19 square feet in the dining room, but no additional square footage to the building and no change in height. | 201 Palisades Beach Rd, Santa Monica<br>06037-4293014001 |
| <b>5-12-223-A1</b><br>924 PBR LLC, Attn: David Schnaid, Accountancy Corp. | Revision to building at sides yards on the 2nd, 3rd, and roof per the City of Santa Monica to have new walls comply with 4ft. - 0in. side yard setback. Extended 1st floor under west facing balcony. Extended 2nd floor balcony. Extended 3rd floor to balcony, added stair to roof with roof deck.   | 924 Palisades Beach Rd, Santa Monica<br>06037-4292031015 |

**CALIFORNIA COASTAL COMMISSION**

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



August 1, 2014

Carolina Abrego-Pineda  
816 S. Orange Grove Ave.  
Los Angeles, CA 90036

**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:** 5-14-0719

**APPLICANT:** Nomad 102 Asset Mgmt, LLC

**LOCATION:** 1431 Beacon St., San Pedro, City of Los Angeles

**PROPOSED DEVELOPMENT:** Demolition of existing single family home and construction of a 2-story 3,152 sq. ft., 26 ft. high duplex with 2 roof decks and 4 parking spaces on the 4,950 sq. ft. lot.

**RATIONALE:** The project site is located approximately 400 feet away from San Pedro Harbor and approximately 150 feet away from a public park. The project has received an Approval in Concept from the City of Los Angeles (ZA 2014-1586 AIC) and is consistent with the R-3 (medium 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 4 uncovered parking spaces. 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. 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 **August 12-15, 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

  
Amber Dobson  
Coastal Program Analyst

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**WAIVER:** 5-14-0720

**APPLICANT:** Nomad 102 Asset Mgmt, LLC

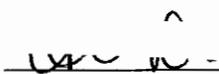
**LOCATION:** 1425 Beacon St., San Pedro, City of Los Angeles

**PROPOSED DEVELOPMENT:** Demolition of existing 2-car garage on an otherwise vacant lot and construction of a 2-story 3,152 sq. ft., 26 ft. high duplex with 2 roof decks and 4 parking spaces on the 4,950 sq. ft. lot.

**RATIONALE:** The project site is located approximately 400 feet away from San Pedro Harbor and approximately 150 feet away from a public park. The project has received an Approval in Concept from the City of Los Angeles (ZA 2014-1584 AIC) and is consistent with the R-3 (medium 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 4 uncovered parking spaces. 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. 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 August 12-15, 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  
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Coastal Program Analyst

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(562) 590-5071



July 31, 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#:** 5-14-0966

**APPLICANT:** County Sanitation District No. 2 of Los Angeles

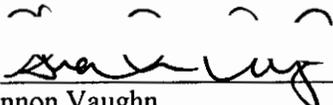
**LOCATION:** Pacific Ocean off the coast of Royal Palms seaward of the terminus of Western Avenue in San Pedro, City of Los Angeles

**PROPOSED DEVELOPMENT:** Rehabilitation of three ocean outfall pipes that are 72-, 90- and 120-inches in diameter at depths of 20' – 50' in the Pacific Ocean off the coast of Royal Palms in San Pedro, City of Los Angeles. Repairs and maintenance include replacement or addition of cathodic protection for cast iron manhole covers on all three outfalls and for cast iron joints on two of the outfalls at approximately 600 locations. Ballast/sediment will be removed as necessary to expose the work area. After maintenance/repairs are complete, epoxy will be used to cover the connection point and secure the wire. Removed ballast rock will subsequently be replaced in and around the outfall pipe to help secure the aluminum anode. The proposal also includes repairs of up to 40 joints in the 72-inch outfall as necessary.

**RATIONALE:** The proposed project will rehabilitate three ocean outfalls that convey treated wastewater effluent from the Joint Water Pollution Control Plant in Carson to the Pacific Ocean. The outfalls extend approximately one mile offshore and terminate at a depth of approximately 200'. The rehabilitation work was analyzed as a component of the Clearwater Program for which a Final Environmental Impact Report/Environmental Impact Statement was certified in November 2012. The rehabilitation work is necessary to prevent corrosion of the outfalls. Rehabilitation activities will cause minimal seafloor disturbance and all work will take place within the existing ballast footprint. The proposed work will be confined to very small areas where protection is required and will be done entirely by hand by a SCUBA diver. 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 **August 12 - 15, 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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August 1, 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:** 5-14-1056

**APPLICANT:** 2215 Manhattan Ave. LLC

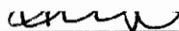
**LOCATION:** 2215 Manhattan Avenue, City of Hermosa Beach, Los Angeles County

**PROPOSED DEVELOPMENT:** Demolition of existing duplex and construction of 2-story plus roof deck and basement, 3,444 sq. ft., 30 ft. high single family residence with attached 2-car garage on a 2,293 sq. ft. lot. No new curb cut will be constructed along Manhattan Avenue. 150 cubic yards of excavation is proposed for the basement.

**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 (6/11/14) and is consistent with the R-2 (medium 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 2-car garage and 1 additional uncovered parking space. The roof features gutters and downspouts which conduct water to landscaped areas and a water infiltration system. All proposed landscaping features native or non-native drought tolerant non-invasive species. 125 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 **August 12-15, 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.

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Executive Director  
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Amber Dobson  
Coastal Program Analyst

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July 31, 2014

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**WAIVER#:** 5-14-1335                      **APPLICANT:** Southern California Gas Company

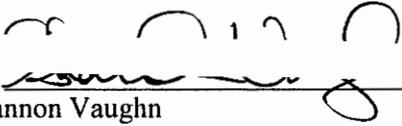
**LOCATION:** 8141 S. Gulana Ave., Playa del Rey, City of Los Angeles

**PROPOSED DEVELOPMENT:** Repair rainwater/runoff damage to the upper portion of a bluff face at the Playa del Rey Natural Gas Storage Facility. The channels/gullies created by the rain/runoff will be repaired by removing approximately 20 cubic-yards of loose and sloughed materials within the erosion channels in a benched/stair-stepped fashion, placing structural backfill to restore the area to the pre-existing surface conditions using approximately 60 cubic-yards of lean concrete slurry and clayey material and grading the surface of the repaired area to provide positive drainage of runoff water away from the slope toward existing drains. Repairs to the existing berm are also proposed to direct future storm water into an existing storm drain. Approximately 200 square-feet of bluff face will be temporary disturbed. After the repairs are complete, the disturbed surface will be hydro-seeded with a coastal sage scrub mix to help protect against future erosion.

**RATIONALE:** In February 2014, a major storm event caused a portion of the bluff slope to erode at the Southern California Gas Company's Natural Gas Storage Facility in Playa del Rey. Rainfall and runoff from the storm caused the erosion of near-surface soils creating channels/gullies in the bluff face measuring roughly 30 feet in length, up to four feet in width and up to seven feet in depth. The proposed repairs are necessary to repair the erosion damage and to prevent further erosion to the bluff face. 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 **August 12 - 15, 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

oy:   
Shannon Vaughn  
Coastal Program Analyst

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PH (562) 590-5071 FAX (562) 590-5084

5-12-130-A1

**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** July 31, 2014

**SUBJECT:** Permit No. 5-12-130      **Granted to:** Beach Club of Santa Monica

**for:** Demolishing and replacing an existing 2,700 square foot enclosed dining patio structure.

**PROJECT SITE:** 201 Palisades Beach Road, Santa Monica (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):

A remodel to the interior of the existing 1,400 square foot dining room, relocation of the bathrooms, and installation of new windows and doors. The remodel will result in an additional 19 square feet in the dining room, but no additional square footage to the building. The new dining room will be 1,419 square feet.

**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 building footprint will remain the same and there will be no additional total square footage and no change in height. Although the additional 19 square feet in the dining room does constitute a change on the intensity of use, the minor addition will not have a significant demand on the parking supply. The proposed development will not result in adverse impacts to existing coastal access, coastal resources, public recreation, or coastal views.

If you have any questions about the proposal or wish to register an objection, please contact A. Dobson at the Commission Area office in Long Beach (562) 590-5071.

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5-12-223-A1

**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** Charles Lester, Executive Director  
**DATE:** August 1, 2014  
**SUBJECT:** Permit No. **5-12-223** granted to **924 PBR LLC** for:

**To add approximately 23 square feet to an existing 737 square foot recreational room/cabana; remodel/reconfigure existing pool; add a 105 square foot second and third story balcony to the existing three-story 4,830 square foot single-family residence; and remove wooden fence and other minor State beach encroachments.**

**PROJECT SITE:** 924 Palisades Beach Rd., City of Santa Monica, 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):

**The amendment will change the 2<sup>nd</sup> floor, 3<sup>rd</sup> floor and rooftop side yard setback from existing 0' to a proposed minimum of 4' on all new walls of the development in order to comply with the City of Santa Monica's current side yard setback requirement for all new development; extend the 1<sup>st</sup> floor under the west facing balcony approximately 5' seaward adding approximately 100 sq. ft. of living space; extend the 2<sup>nd</sup> floor balcony approximately 10' seaward; extend the 3<sup>rd</sup> floor balcony approximately 6' seaward; and add stairs to the roof and roof deck.**

**FINDINGS**

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed amendment is required by the City of Santa Monica to bring the applicant's project into conformance with the City's current side yard setback requirements. The applicant's project with the amendment proposes an additional approximately 100 sq. ft. of habitable space approximately 5' seaward of the footprint of the existing residence, which is setback approximately ten feet from the rear property line. The project, as proposed, will not have any significant visual or public access impacts.

If you have any questions about the proposal or wish to register an objection, please contact Shannon Vaughn at the Commission Area office in Long Beach (562) 590-5071.