

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
September Meeting of the California Coastal Commission*

MEMORANDUM

Date: September 05, 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 September 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>5-14-1001-W Attn: Miguel & Sandy Blend</p>	<p>Remodel an 2,951 sq. ft. addition to an existing 3,733 sq. ft. single family residence, convert existing 2-car garage into a 517 sq. ft. guesthouse, construct a new 861 sq. ft. three-car, detached garage, construct a pool, landscape, and install perimeter fences and gates.</p>	<p>147 Georgina Ave, Santa Monica, CA 90402 06037-4293-003-017</p>
<p>5-14-1315-W Lenny, Michael and Robin Targon</p>	<p>Conversion of an existing duplex into 2 condominiums on a beachfront lot. No construction is proposed.</p>	<p>3009 Ocean Front Walk, Venice, CA 90291 06037 4226-023-003</p>

CALIFORNIA COASTAL COMMISSION

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



August 25, 2014

Paul Brant Williger
110 North Doheny Drive
Beverly Hills, CA 90211

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#: 5-14-1001

APPLICANT: Michael and Sandy Blend

LOCATION: 147 Georgina Avenue, Santa Monica, Los Angeles County

PROPOSED DEVELOPMENT: Remodel and 2,951 sq. ft. addition to an existing 3,733 sq. ft. single family residence, convert existing 2-car garage into a 517 sq. ft. guesthouse, construct a new 861 sq. ft. 3-car detached garage, construct a pool, landscape, and install perimeter fences and gates.

RATIONALE: The subject site is a 20,616 sq. ft. inland lot located within a developed residential neighborhood. The proposed project will add one additional parking space for a total of 3 on-site parking spaces. The proposed guesthouse does not include a kitchen. Therefore, one additional parking space is adequate to serve the small guesthouse. The proposed project received Approval-in-Concept from the City of Santa Monica (4/17/2014) and is consistent with the R-1 (Single Family Residential) zoning designation and the surrounding land uses. The existing residence has been designated as a Santa Monica Landmark, but is not listed on state or national historic registries. The proposed project will include 183 cubic yards of grading associated with the basement expansion and pool installation. All proposed landscaping features non-invasive species. 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. In addition, the proposed development 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 **September 10-12, 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: _____
ERIN PRAHLER
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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August 28, 2014

Attn: Alicia Bartley
Gaines & Stacey, LLP
16633 Ventura Blvd. #1220
Encino, CA 91436

**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: 5-14-1315

APPLICANT: L., M., and R. Targon

LOCATION: 3009 Ocean Front Walk, Venice, City of Los Angeles

PROPOSED DEVELOPMENT: Conversion of an existing duplex into 2 condominiums on a beachfront lot. No construction is proposed.

RATIONALE: The proposed project is located on a 2,520 square foot beachfront lot, 4 lots from the Venice Pier. The existing duplex is a 3 story plus roof deck, 35 foot high, 4,030 square foot with an attached 2 car garage and 1 uncovered parking space. The project has received approval from the City of Los Angeles Planning Department (CDP ZA 2013-2609 MEL). The project is existing non-conforming with the zoning code (C1-1-O) "Community Commercial" with existing non-conforming parking (3 parking spaces accessed from the Speedway alley). The surrounding development is comprised of multi-family housing, commercial, and visitor-serving uses. The proposed project is for conversion only and does not include any construction.

The original duplex was constructed in 1957 and is currently owner occupied. Previous Commission action on this site (CDP No. 5-05-178) approved a permit for a major remodel and enlargement of the existing duplex with less than 50% demolition of the exterior walls. The proposed project is consistent with 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 the **September 10-12, 2014 meeting in Smith River, CA** 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