

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
1000 Ocean Gate, 10th Floor  
Long Beach, California 90802-4416  
(562) 590-5071 FAX (562) 590-5084



# W15

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

*For the  
June Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: June 04, 2015

**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 June 2015 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>   |
|---|--|---|
| 5-15-0487-W<br>Earthsea Trust by Ronald<br>Brinkmann, Trustee | Demolition of an existing single family residence and detached garage and construction of a 30 ft. high, two story with roof deck over basement and subbasement single family residence with enclosed parking for two vehicles and one open guest space. | 321 – 26 <sup>th</sup> St., Hermosa Beach, CA 90254<br>06037-4181024022 |

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May 28, 2015

**Coastal Development Permit De Minimis Waiver  
Coastal Act Section 30624.7**

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:** 5-15-0487-W

**Applicant:** Earthsea Trust by Ronald Brinkman, Trustee

**Location:** 321 26TH ST, HERMOSA BEACH (LOS ANGELES COUNTY)

**Proposed Development:** Demolish a single-family residence and construct an approximately 30 ft. high, 4207 sq. ft. single-family residence with an attached 346 sq. ft. two-car garage, an open carport space, and approximately 423 sq. ft. of deck space. The proposed 4-level residence includes a partially subterranean level and an entirely subterranean level. The project involves an increase in landscape and permeable areas, and approximately 850 cubic yards of total grading.

**Rationale:** The subject site is located approximately 900 ft. inland from the beach on a 2483.10 sq. ft. lot designated for R-2, medium-density residential development by the City of Hermosa Beach's certified Land Use Plan (LUP); not between the first public road and the sea. The proposed project will have three on-site parking spaces, which conforms and exceeds to the Commission's parking requirement of 2 spaces per residential unit. The proposed project conforms to the proposed City zoning standards of a 30 foot height limit above grade as calculated by the City. Diverting storm drain runoff into permeable surfaces and/or into an on-site water infiltration system is consistent with the policies of the Coastal Act. Construction best management practices including the use of sandbags to control erosion during construction are included in the project plans. New plantings shall be CA-IPC non-invasive and drought-tolerant species. The applicant has indicated the proposed project will comply with the applicable water efficiency and conservation measures of the City's adopted CALGreen standards concerning irrigation systems, and efficient fixtures and appliances. The proposed project design is compatible with the character of surrounding development and does not have any negative effects 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 the 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 **June 10-12, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit 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

Marlene Alvarado  
Staff Analyst

cc: Commissioners/File