

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



W7a

ADMINISTRATIVE PERMIT

Location: 910 West Paseo Del Mar, San Pedro, City of Los Angeles
(Los Angeles County)

EXECUTIVE DIRECTOR'S DETERMINATION

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

Wednesday, June 10, 2015 9am
City of Newport Beach
City Council Chambers
100 Civic Center Drive
Newport Beach, CA 92660

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

CHARLES LESTER
Executive Director

By: Mandy Revell
Title: Coastal Program Analyst

STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development, which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

A. PROJECT DESCRIPTION

The applicant proposes to construct a two-story, 1,186 square-foot addition to the existing 852 square-foot single family dwelling. The site plan indicates the dwelling will be 25.5 feet in height and will have 2,038 square feet of floor area and a detached 408 square-foot, two-car garage (**Exhibit 1**). There will be 205 square feet of floor area added to the northwesterly side of the first floor, and the new second story will contain 981 square feet of floor area. There is a proposed 226 square-foot porch proposed on the first floor and a 325 square-foot deck located on the second floor (**Exhibit 2**). The existing garage will be remodeled with no change in size. The proposed project incorporates best management practices (BMPs) during construction to address water quality, and post-construction by directing runoff to downspouts and to the existing drainage systems. The existing home has 2 covered parking spaces and room for two additional cars in the driveway. The project implements water conservation measures such as low flow plumbing and drip irrigation.

The subject lot is an upslope, 5,524 square-foot lot in the City of Los Angeles, in the San Pedro community (**Exhibit 3**). It has approximately 48 feet of frontage along Paseo Del Mar, which is a Scenic Secondary Highway dedicated to a width of 100 feet and improved with bicycle lanes, asphalt roadway, curb, gutter, and sidewalk. The site is located within the dual permit jurisdiction area of the Coastal Zone, and is within the San Pedro Specific Plan. Pursuant to Coastal Act Section 30600(b), any development located in the dual jurisdiction area which receives a local coastal development permit from the City must also obtain a second coastal development permit from the Coastal Commission. The project has a local Coastal Development Permit (case # ZA 2014-2739 (CDP)) issued on January 26, 2015, and conforms with the city's R1-1XL zone, (Single Family Residential) and the proposed height of 25 feet 6 inches complies with the Specific Plan. The proposed project will be compatible with the adjacent two-story single-family dwellings located on Paseo Del Mar.

The subject property is located on the inland side of Paseo Del Mar over 100 feet from a coastal bluff. The property is not located within a designated Hillside Area, Liquefaction Zone, or Landslide Area, therefore a Geology and Soils Report was not required. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The proposed project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

B. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. DEVELOPMENT

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the Commission's typically applied standards. Therefore, as proposed, the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

D. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

E. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program (LCP), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. There is currently no certified LCP for San Pedro. The San Pedro Specific Plan was adopted in 1990 to implement the Coastal Act and to serve as the Land Use Plan for that portion of the Coastal Zone. The proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project as proposed will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

There are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the proposed project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

EXHIBIT # 1
PAGE OF

VICINITY



