

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
March 2016 Meeting of the California Coastal Commission*

March 01, 2016

To: Commissioners and Interested Parties

From: For Los Angeles Co.: Steve Hudson, South Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the March 2016 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.

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.

Applicant	Project Description	Project Location
<p>5-15-1637-W Verizon Wireless</p>	<p>Replace existing 40 ft. utility Pole #369926M with 45 ft. Class 4 Pole #00786ATC and install 8 ft. double cross arms within the public right-of-way. The equipment consists of two (2) RRUS-12's (remote radio units), two (2) power supply units, two (2) antennas, one (1) switch enclosure, and one (1) 20A pole-mounted meter. No ground installations are proposed.</p>	<p>Pacific Ave, Right-of-Way (East Side), approximately 135 ft. south of centerline of N. Venice Blvd., Venice, Ca 90291 (APN(s): 4238024900)</p>
<p>5-15-1684-W Verizon Wireless</p>	<p>Replace existing 30 ft. utility pole (#Gt21392) with 35 ft. Class 4 pole (#00747ATC) and install 8 ft. double cross arms within the public right-of-way. The equipment consists of two (2) RRUS-12's (remote radio units), two (2) power supply units, and two (2) antennas. No ground installations are proposed.</p>	<p>Dell Ave. Right-of-Way (East Side), approximately 94 ft. south of centerline of Court D, Venice, Ca (APN(s): 4227006900)</p>
<p>5-15-1944-W Attn: Mehdi Mohtashami</p>	<p>An approximately 879.3 sq. ft. single residential unit addition on the second floor and 44.4 sq. ft. first floor addition to an existing 1,945 sq. ft., one-story automotive body shop building. The proposed project includes converting approximately 313 sq. ft. of the existing body shop currently used as storage space into an enclosed one-car garage for the residential unit. The maximum building height will be 26 feet. The proposed project also includes minor exterior improvements to the façade of the body shop.</p>	<p>3110 Lincoln Blvd, Santa Monica, Ca (APN(s): 4287032028)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-0015-W Loma HB Investment Group, LLC,</p>	<p>The applicant proposes to demolish three structures on two lots, consisting of a single family residence on the northerly lot, and two detached residences on the southerly lot. A merger of these two lots is also proposed, which will result in one 5,512 square foot lot. Three new 30 ft. high detached residential condominiums are proposed to be constructed on the resulting merged lot, consisting of the following: Unit A: 2,309 square foot, three levels with roof deck; Unit B: 2,236 square foot, three levels with roof deck; and Unit C: 2,511 square foot, three levels over basement with roof deck. Each unit provides enclosed parking for two vehicles, and there are three open guest parking spaces adjacent to each unit, for a total of 9 parking spaces provided on site. Grading will consist of approximately 40 cubic yards of cut and 55 cubic yards of fill and the excavated soil will be transported to a site outside the coastal zone. Roof and surface run-off will be directed to an infiltration system located in the northerly and southerly yard area, and proposed landscaping will be drought tolerant and irrigated with micro spray or drip irrigation.</p>	<p>650 -704 Loma Dr, Hermosa Beach, Ca 90254 (APN(s): 4187030013, 4187030014)</p>
<p>5-16-0022-W Alan Colowick, LLC</p>	<p>The applicant proposes to demolish an existing single family residence, and construct a 4,663 square foot, 30 foot high, three story, single family residence with an attached 403 square foot two-car garage. Two open guest spaces are provided on the apron adjacent to the garage. No grading is proposed. Roof and surface run-off will be captured via area drains, which will be directed to an infiltration system in the alley behind the residence, and proposed landscaping will be drought tolerant and irrigated with micro spray or drip irrigation.</p>	<p>41- 21 St, Hermosa Beach, Ca (APN(s): 4182004017)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-0118-W Mani Brothers Portofino Plaza (DE), LLC</p>	<p>Renovation and expansion of a ground floor 969 sq. ft. restaurant tenant space (Suite 104) within an existing office and retail mixed-use building. The proposed project involves the change in use of the abutting tenant space (Suite 102) from the currently granted retail use to a restaurant, and the combination of the two tenant spaces (Suite 104 & 102) into one larger restaurant and bar establishment. The proposed project will result in a total of 1,440 sq. ft. service area, which includes a 209 sq. ft. patio addition to the existing patio. Minor exterior improvements to the façade of the restaurant are also proposed.</p>	<p>1401 Ocean Ave., Suite 102 & 104, Santa Monica, Ca 90401 (APN(s): 4291015030)</p>
<p>5-16-0137-W Attn: Rachel Kropa & Jack Whigham</p>	<p>Construction of a 2,846 sq. ft. 2- story, 30 foot high addition plus 509 sq. ft. partial subterranean basement in the rear yard of an existing 887 sq. ft. single family residence. The addition will include a 2 car garage to be accessed off the alley. Project includes an interior remodel of the existing 887 sq. ft. single family residence.</p>	<p>2617 – 4th St, Santa Monica, Ca 90405 (APN(s): 4287012015)</p>

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February 24, 2016

**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: 5-15-1637-W**Applicant:** Verizon Wireless**Location:** Pacific Ave. Right-of-Way (East Side), approximately 135 ft. south of centerline of N. Venice Blvd., Venice, CA 90291 (LOS ANGELES COUNTY)

Proposed Development: Replace existing 40 ft. utility Pole #369926M with 45 ft. Class 4 Pole #00786ATC and install 8 ft. double cross arms within the public right-of-way. The equipment consists of two (2) RRUS-12's (remote radio units), two (2) power supply units, two (2) antennas, one (1) switch enclosure, and one (1) 20A pole-mounted meter. No ground installations are proposed.

Rationale: The subject site is within the pedestrian public right-of-way, or cement sidewalk, on the east side of Pacific Avenue, between North and South Venice Boulevard, located approximately 0.15 miles inland from the beach and is not between the first public road and the sea. The project involves the replacement of an existing utility pole with a taller pole, and installation of telecommunication equipment onto the new pole. Some municipal projects are excluded from coastal development permit (CDP) requirements under the "Repair, Maintenance and Utility Hook-up Exclusions From Permit Requirements" adopted by the Coastal Commission on September 5, 1978, which states "For routine repair and maintenance of existing structures or facilities not specifically enumerated above, no permit is required provided that the level or type of use or size of the structure is not altered." However, the proposed project does not qualify for exclusion from CDP requirements because the proposed project involves altering the size of the structure. Moreover, on August 26, 2015, the City of Los Angeles issued Local Coastal Development Permit No. 15-02 for the proposed project. The proposed project design is compatible with the character of surrounding development and does not have any adverse effects on visual or coastal resources, or public recreation. 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 **March 9-11, 2016** 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.

John Ainsworth,
Senior Deputy Director

Marlene Alvarado
Staff Analyst

cc: Commissioners/File

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February 23, 2016

**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: 5-15-1944-W**Applicant:** Mehdi Mohtashami**Location:** 3110 LINCOLN BLVD., SANTA MONICA, CA 90405 (LOS ANGELES COUNTY)
(APN: 4287-032-028)

Proposed Development: An approximately 879.3 sq. ft. single residential unit addition on the second floor and 44.4 sq. ft. first floor addition to an existing 1,945 sq. ft., one-story automotive body shop building. The proposed project includes converting approximately 313 sq. ft. of the existing body shop currently used as storage space into an enclosed one-car garage for the residential unit. The maximum building height will be 26 feet. The proposed project also includes minor exterior improvements to the façade of the body shop.

Rationale: The subject site is located approximately 0.76 miles inland from the beach on a 2,821 sq. ft. lot designated for C-4 (Highway Commercial District) and is not between the first public road and the sea. The proposed single unit project will have one on-site parking space. The Commission typically requires 2 parking spaces per residential unit. Given the location of the project site from the coast and due to the reduction of the body shop and provision of one parking space for the proposed one-bedroom residential unit, the project is not anticipated to have an adverse impact on public coastal access. The proposed project conforms to the City of Santa Monica certified Land Use Plan (LUP) height limit of 30 ft. The applicant has indicated that construction Best Management Practices (BMPs) will be implemented. The project will comply with the applicable water and energy efficiency and conservation measures of the City's adopted CALGreen standards and other City guidelines. Moreover, the proposed project design is compatible with the character of surrounding development and does not have any adverse effects on visual or coastal resources, or public recreation. 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 **March 9-11, 2016** 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.

John Ainsworth,
Senior Deputy Director

Marlene Alvarado
Staff Analyst

cc: Commissioners/File

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February 24, 2016

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: 5-16-0015-W **Applicant:** Loma HB Investment Group, LLC

Location: 650-704 Loma Dr., City of Hermosa Beach (Los Angeles County)
(APN No. 4187-030-013/014)

Proposed Development: The applicant proposes to demolish three structures on two lots, consisting of a single family residence on the northerly lot, and two detached residences on the southerly lot. A merger of these two lots is also proposed, which will result in one 5,512 square foot lot. Three new 30 ft. high detached residential condominiums are proposed to be constructed on the resulting merged lot, consisting of the following: Unit A: 2,309 square foot, three levels with roof deck; Unit B: 2,236 square foot, three levels with roof deck; and Unit C: 2,511 square foot, three levels over basement with roof deck. Each unit provides enclosed parking for two vehicles, and there are three open guest parking spaces adjacent to each unit, for a total of 9 parking spaces provided on site. Grading will consist of approximately 40 cubic yards of cut and 55 cubic yards of fill and the excavated soil will be transported to a site outside the coastal zone. Roof and surface run-off will be directed to an infiltration system located in the northerly and southerly yard area, and proposed landscaping will be drought tolerant and irrigated with micro spray or drip irrigation.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately ¼ mile inland from the beach. The area is zoned R3-U1, (Multiple Family Residential). The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed parking (2 on-site at each unit, and 1 guest parking space per unit, for a total of 9 spaces) is consistent with the development standards contained within the City's Certified LUP. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building code Standards. 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.

This waiver will not become effective until reported to the Commission at their **March 9-11, 2016** 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.

John Ainsworth,
Senior Deputy Director

Mandy Revell
Coastal Program Analyst

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February 24, 2016

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: 5-16-0022-W

Applicant: Alan Colowick, LLC

Location: 41 21st Street, City of Hermosa Beach (Los Angeles County)
(APN No. 4182-004-017)

Proposed Development: The applicant proposes to demolish an existing single family residence, and construct a 4,663 square foot, 30 foot high, three story, single family residence with an attached 403 square foot two-car garage. Two open guest spaces are provided on the apron adjacent to the garage. No grading is proposed. Roof and surface run-off will be captured via area drains, which will be directed to an infiltration system in the alley behind the residence, and proposed landscaping will be drought tolerant and irrigated with micro spray or drip irrigation.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately 260 feet inland from the beach. The area is zoned R-2, (Two Family Residential). The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed parking (2 on-site, and 2 guest parking spaces, for a total of 4 spaces) is consistent with the development standards contained within the City's Certified LUP. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards. Diverting runoff into on-site to an infiltration system is consistent with the marine protection policies of the Coastal Act. 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.

This waiver will not become effective until reported to the Commission at their **March 9-11, 2016** 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.

John Ainsworth,
Senior Deputy Director

Mandy Revell
Coastal Program Analyst

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February 26, 2016

**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: 5-16-0118-W **Applicant:** Mani Brothers Portofino Plaza (DE), LLC

Location: 1401 Ocean Ave, Suite 102 & 104, Santa Monica, CA 90405 (LOS ANGELES COUNTY)
(APN: 4291-015-030)

Proposed Development: Renovation and expansion of a ground floor 969 sq. ft. restaurant tenant space (Suite 104) within an existing office and retail mixed-use building. The proposed project involves the change in use of the abutting tenant space (Suite 102) from the currently granted retail use to a restaurant, and the combination of the two tenant spaces (Suite 104 & 102) into one larger restaurant and bar establishment. The proposed project will result in a total of 1,440 sq. ft. service area, which includes a 209 sq. ft. patio addition to the existing patio. Minor exterior improvements to the façade of the restaurant are also proposed.

Rationale: The proposed project site is zoned Downtown Commercial in the certified City of Santa Monica Land Use Plan (LUP), and is located within the City's Downtown Parking Assessment District between the first public road and the sea. The proposed change in use will increase the intensity of use and the parking demand by approximately 13 parking spaces. However, the applicant had submitted a parking study and additional information indicating that based on shared use and varying peak demands of the existing uses, there is an adequate supply of parking on site for support the proposed project; the existing office and retail mixed-used building currently provides 168 parking spaces in a subterranean garage, 11 more than Coastal Commission requirements. The proposed project will not extend beyond the previously approved footprint of development with the exception of a patio addition to an existing patio in the public right-of-way (i.e. sidewalk). The proposed project will not result in adverse impacts to shoreline processes, public coastal access, coastal resources, public recreation or coastal views. The proposed project would not result in development that would 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 **March 9-11, 2016** 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.

John Ainsworth,
Senior Deputy Director

Marlene Alvarado
Staff Analyst

cc: Commissioners/File

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February 25, 2016

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: 5-16-0137-W **Applicant:** Rachel Kropa and Jack Whigham

Location: 2617 4th St, Santa Monica (Los Angeles County) (APN(s): 4287012015)

Proposed Development: Construction of a 2,846 sq. ft. 2- story, 30 foot high addition plus 509 sq. ft. partial subterranean basement in the rear yard of an existing 887 sq. ft. single family residence. The addition will include a 2 car garage to be accessed off the alley. Project includes an interior remodel of the existing 887 sq. ft. single family residence.

Rationale: The project is proposed on a 5,516 sq. ft. level lot located approximately one-half mile inland of the beach and received an Approval in Concept from the City of Santa Monica and is consistent with the OP-2 (Ocean Park Residential) zoning designation and the surrounding land uses. The project includes approximately 305 cubic yards of cut for the development of the basement. No new landscaping is proposed. All rain is conducted from roof drains to the two below grade filtration pits. Water that falls on paved areas is either sloped to landscaped areas, or collected and piped to the filtration tank for water conservation measures. All site drainage will comply with the Santa Monica Urban Runoff Ordinance. The project will comply with the applicable water and energy efficiency and conservation measures of the City's adopted CALGreen standards and other City guidelines. 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.

This waiver will not become effective until reported to the Commission at the **March 9-11, 2016** 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.

John Ainsworth
Senior Deputy Director

Amber Dobson
Coastal Program Analyst cc: File