

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
July 2016 Meeting of the California Coastal Commission*

July 07, 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 July 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
5-15-2013-W Council District 11, City of Los Angeles, Attn: Jessie Holzer	Phase 1 of Venice implementation of regional bike share program. Physical improvements on public property throughout the Venice coastal zone will support up to 200 bikes at 7 bike share stations.	Various Locations, Venice, City of Los Angeles, Los Angeles County
5-16-0332-W 501 11th St. HB, LLC, Attn: Dennis Cleland	Demo of residence and garage with apartment above. Construction of 3 attached, 3-story, residential condos each with private 2-car garage and 2 open guest parking spaces adjacent to each unit.	501 11 th St, Hermosa Beach, Ca 90254 (APN(s): 4187020022)
5-16-0455-W Nieves & Associates Attn: Monika Hoelzer	Major remodel of existing 2-story, 2,793 sq. ft., single family residence with attached 3-car garage, involving construction of a new parapet around the entire building increasing the existing height of 23'8" to 24'9" (as measured from centerline of frontage road), and replacing fenestration and water damaged portions of exterior walls. Three on-site parking spaces will be maintained. No change in square footage; no grading or landscaping is proposed.	4209 Via Dolce, Venice, City of Los Angeles, Los Angeles County (APN(s): 4295002038)

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July 5, 2016

Jessie Holzer, Council District 11
City of Los Angeles
200 N. Spring Street, Room 475
Los Angeles, CA 90012

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

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#: 5-15-2013-W **APPLICANT:** City of Los Angeles

LOCATION: Various Locations, Venice, City of Los Angeles, Los Angeles County

PROPOSED DEVELOPMENT: Phase 1 of Venice implementation of regional bike share program. Physical improvements on public property throughout the Venice coastal zone will support up to 200 bikes at 7 bike share stations.

RATIONALE: The Executive Director previously reviewed and approved 20 bike share stations in the coastal zone within the City of Santa Monica (Coastal Development Permit Waiver No. 5-15-0616-W). Approximately 60 additional stations have been installed outside the coastal zone in Santa Monica. The bike share program has been operational since November 2015 and currently features approximately 500 bikes. The bike share program spans the two cities, enabling any member of the public to rent a bike at any station in Santa Monica or Venice and return the bike at any station.

The Executive Director has reviewed and approved seven proposed bike share station locations in the Venice coastal zone. The station locations have been proposed by the office of Los Angeles Council District 11 and have also been reviewed and approved by the Los Angeles Bureau of Engineering and the Los Angeles Fire Department. Phase 2 of the Venice implementation may include up to 30 additional stations, which will be subject to review and approval from those City agencies and will require a new waiver issued by the Executive Director or new coastal development approved by the Coastal Commission. All stations subject to this waiver will be installed within existing paved areas or within existing parkways. No stations will be installed on beach sand. Installation will include pouring concrete if necessary, and securing the stations to the ground. Each station will include a sign and a map. The stations are 42-inches high, will not be installed in established view corridors, and thus will not adversely affect visual resources. The stations are solar powered so no new utilities are required. There will be no net loss in existing bike parking spaces and there will be no loss of existing vehicle parking spaces. The proposed development will enhance public access and recreational opportunities because it will provide an alternative mode of low-cost transportation and will encourage recreation along the coast (e.g. the Santa Monica and Venice Beach Bike Path). The project is consistent with Chapter 3 policies of the Coastal Act, will not adversely impact coastal resources, and will not prejudice the City's ability to prepare a certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their July 13-15, 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
Acting Executive Director

by: Zach Rehm
Coastal Program Analyst

cc: Commissioners/File

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June 28, 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: 5-16-0332-W **Applicant:** 501 11th St. HB, LLC

Location: 501 11th Street, City of Hermosa Beach (Los Angeles County)
(APN No. 4187-020-022)

Proposed Development: The applicant proposes to demolish an existing residence and detached garage with an apartment above, and construct an attached three unit residential condominium complex that is three stories, and 29 feet high, with units ranging from approximately 2,226 to 2,241 square feet of living area; each containing a private two car garage with two open guest parking spaces adjacent to each garage. The existing curb cut and driveway on Cypress will be expanded to 23 feet wide and 43 feet wide to accommodate the three new garages facing Cypress, respectively. The project includes 235 cubic yards of cut, and 43 cubic yards of fill for grading. Roof runoff will be directed to pea gravel side yards via roof gutters and down drains, and the gravel side yards will be designed to facilitate filtering and natural percolation. All proposed landscaping will be non-invasive, drought tolerant, and irrigated with micro spray or drip irrigation.

RATIONALE: The subject site is located approximately 1/3 of a mile inland from the beach, and is not located between the first public road and the sea. The area is zoned R-3, (high-density residential), which permits three units on this site based on lot area and development standards. 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 per unit, and 2 guest parking spaces per unit, for a total of 12 spaces) is consistent with the development standards contained within the City's Certified LUP. The expanded driveway and curb cut along Cypress will not impact public parking, because there is currently no parking allowed along the east side of Cypress, therefore, no loss of public parking will occur. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards. Directing runoff into on-site infiltration systems 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 **July 13-15, 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,
Acting Executive Director

Mandy Revell
Coastal Program Analyst

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June 21, 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: 5-16-0455-W

Applicant: Monika Hoelzer

Location: 4209 Via Dolce, Venice, City of Los Angeles (Los Angeles County, APN: 4295002038)

Proposed Development: Major remodel of existing 2-story, 2,793 sq. ft., single family residence with attached 3-car garage, involving construction of a new parapet around the entire building increasing the existing height of 23'8" to 24'9" (as measured from centerline of frontage road), and replacing fenestration and water damaged portions of exterior walls. Three on-site parking spaces will be maintained. No change in square footage; no grading or landscaping is proposed.

Rationale: The subject site is a 3,150 sq. ft. parcel in the Silver Strand subarea of Venice, located in a developed residential neighborhood approximately 900 feet inland of the public beach and 380 feet west of the Ballona Lagoon, which is designated as an Environmentally Sensitive Habitat Area (ESHA) by the certified Venice LUP, and is not between the first public road and the sea. The subject parcel is designated R1-1 (One-Family Zone) by the Los Angeles Zoning Code and Low Medium I in the certified LUP. The project is consistent with the special conditions outlined in CDP No. 5-84-589, issued by the Commission on September 25, 1984, and the proposed height and scale of the project is consistent with past Commission actions in the area. The proposed project conforms to the Venice certified LUP height limit of 45 ft. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards and construction BMPs will be followed to prevent construction activities from impacting coastal and marine resources and water quality. The project is compatible with the character of the surrounding area and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with Chapter 3 policies of the Coastal Act. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **July 13-15, 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.

Sincerely,

John Ainsworth
Acting Executive Director

Caitlin Oshida
Coastal Program Analyst

cc: File