

**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 2016 Meeting of the California Coastal Commission*

August 29, 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 September 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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<p><b>5-16-0628-W</b> Attn: David Rauch</p>	<p>Convert existing 2-story, 2,518 sq. ft. duplex into a 3-story, 30 ft.-high, 3,167 sq. ft., single-family residence with attached 3 car garage and 666 sq. ft. non-habitable space. Conversion consists of (1) constructing a 649 sq. ft., third-story addition; (2) interior remodel; (3) 480 sq. ft. third-story deck; and (4) upgrade sewer lines and electrical. No grading proposed. Drainage from the roof and non-permeable areas will be directed toward the main storm drain and to a lined, 96 sq. ft. rain garden (with drought tolerant and non-invasive species) located on site.</p>	<p>122 30th Street, Hermosa Beach, Ca 90254 (APN(s): 4181028006)</p>
<p><b>5-16-0704-W</b> Attn: Dalia &amp; Josef Sarshar</p>	<p>After-the-fact approval for the demolition of a single-family residence. Construct a new 2-story over basement, 31 foot-high (above existing grade), 9,106 square foot single-family residence with an attached 467 square foot garage and one-story, 610 square foot accessory building. Proposed landscaping consists of drought tolerant, non-invasive plants. Hardscape construction will include paved patios and permeable gravel walkways. Drainage from the roof and non-permeable areas will be directed toward permeable areas before entering the main storm drain. Proposed grading includes 1,240 cu. yds. of cut and 78 cu. yds. of fill.</p>	<p>327 Marguerita Ave, Santa Monica, Ca 90402 (APN(s): 4293007011)</p>

**EXTENSIONS - IMMATERIAL**

Applicant	Project Description	Project Location
<p><b>5-14-0568-E1</b>                      City of Los Angeles,                      Department of Public                      Works, Bureau of                      Engineering, Attn: James                      Tebbetts</p>	<p>Request for Extension of Phase II of the Temescal Canyon Park Stormwater Best Management Practices Project, including construction of: 1) an approximately 416 square foot treatment building; 2) 120-foot long, 6 inch diameter storm water pipeline from an existing reservoir to the new treatment building; 3) 2,530-foot long, 8 inch diameter water distribution line from the new treatment facility to existing Temescal Canyon Park irrigation system; and 4) 10-foot wide access road to the new treatment building from Temescal Canyon Road.</p>	<p>362 Temescal Canyon Rd, (Approximately 550 feet north of Pacific Coast Highway), Pacific Palisades, Ca 90272 (APN(s): 1908)</p>

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August 22, 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:** 5-16-0628-W

**Applicant:** David S. Rauch and Eleanor M. Rauch

**Location:** 122 30th Street, Hermosa Beach (Los Angeles County) (APN: 4181028006)

**Proposed Development:** Convert existing 2-story, 2,518 sq. ft. duplex into a 3-story, 30 ft.-high, 3,167 sq. ft., single-family residence with attached 3 car garage and 666 sq. ft. non-habitable space. Conversion consists of (1) constructing a 649 sq. ft., third-story addition; (2) interior remodel; (3) 480 sq. ft. third-story deck; and (4) upgrade sewer lines and electrical. No grading proposed. Drainage from the roof and non-permeable areas will be directed toward the main storm drain and to a lined, 96 sq. ft. rain garden (with drought tolerant and non-invasive species) located on site.

**Rationale:** The subject site is located approximately 325 feet inland from the beach on a 2,423 square foot lot and is not located between the first public road and the sea. The lot is designated as two-family residential in the City of Hermosa Beach Zoning Code. The proposed height and scale of the project is consistent with past Commission actions in the area and the project exceeds the Commission's parking standard of two (2) parking spaces per unit. 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 **September 7-9, 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

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**CALIFORNIA COASTAL COMMISSION**

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WWW.COASTAL.CA.GOV



August 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:** 5-16-0704-W**Applicant:** Josef Sarshar and Dalia Sarshar**Location:** 327 Marguerita Ave, Santa Monica (Los Angeles County) (APN: 4293007011)

**Proposed Development:** After-the-fact approval for the demolition of a single-family residence. Construct a new 2-story over basement, 31 foot-high (above existing grade), 9,106 square foot single-family residence with an attached 467 square foot garage and one-story, 610 square foot accessory building. Proposed landscaping consists of drought tolerant, non-invasive plants. Hardscape construction will include paved patios and permeable gravel walkways. Drainage from the roof and non-permeable areas will be directed toward permeable areas before entering the main storm drain. Proposed grading includes 1,240 cu. yds. of cut and 78 cu. yds. of fill.

**Rationale:** The subject site, a 14,676 sq. ft. lot, is approximately 1/3 mile inland from the beach and is not located between the first public road and the sea. It is within a developed residential neighborhood with a mix of single- and two-story houses, designated R1 (Single Family Residential) in the City's LCP Land Use Plan. The proposed height and scale of the project is consistent with past Commission actions in the area and parking requirement of 2 spaces per unit. Directing site runoff to permeable areas is consistent with the policies of the Coastal Act. 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 **September 7-9, 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

**CALIFORNIA COASTAL COMMISSION**

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



August 26, 2016

(5-14-0568-E1)

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that the **City of Los Angeles, Department of Public Works, Bureau of Engineering** has applied for a one year extension of Coastal Development Permit **5-14-0568** approved on **July 9, 2014** for:

**Construction of: 1) an approximately 416 square foot treatment building; 2) a 120-foot long, 6 inch diameter storm water pipeline from an existing reservoir to the new treatment building; 3) a 2,530-foot long, 9 inch diameter water distribution line from the new treatment facility to existing Temescal canyon Park irrigation system; and 4) a 10-foot wide access road to the new treatment building from Temescal canyon Road.**

**at: 362 Temescal Canyon Road, (approximately 550 feet north of Pacific Coast Highway), Pacific Palisades, City of Los Angeles (Los Angeles County)**

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,  
CHARLES LESTER  
Executive Director

A handwritten signature in black ink, appearing to read "Shannon Vaughn".

By: Shannon Vaughn  
Coastal Program Analyst