

**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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# Th22

**Prepared November 01, 2017 (for the November 09, 2017 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Steve Hudson, South Coast District Deputy Director  
**Subject:** South Coast District Deputy Director's Report for Los Angeles County for November 2017

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Coast District Office are being reported to the Commission on November 09, 2017. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on November 9th.

With respect to the November 9th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on November 09, 2017 (see attached)**

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**Waivers**

- 5-17-0545-W, Devin Williams (Pacific Palisades)
- 5-17-0733-W, 144 Pacific Street (Santa Monica)
- 5-17-0775-W, Richart Living Trust & Nguyen Rev Living Trust (Hermosa Beach)
- 5-17-0782-W, Ferris Residence (Hermosa)
- 5-17-0794-W, Aria Dev. Corp. Condos (Hermosa Beach)
- 5-17-0802-W, Nguyen Residence (Hermosa Beach)
- 5-17-0817-W, Glenn & Donna Malkin Family Trust (Hermosa Beach)
- 5-17-0822-W, Stephen Boutros (Hermosa Beach)
- 5-17-0823-W, William & Nancy Koefoed (Hermosa Beach)
- 5-17-0832-W, Reena Lalji & Gregg Thomson (Hermosa Beach)

**Immaterial Amendments**

- 5-16-0859-A1, City of Long Beach (Long Beach)

**Immaterial Extensions**

- 5-15-1029-E1, Los Angeles County Flood Control District (Rustic Creek Canyon Soft-Bottom Channel (SBC) Reach 118, Starting at the Rustic Road Bridge and extending upstream for 200 feet. Pacific Palisades, City of Los Angeles (Los Angeles County)
- 5-15-1065-E1, Los Angeles County Flood Control District (Marina Del Rey)
- 5-15-1760-E1, Los Angeles County Flood Control District (Los Angeles)

**Objection to Executive Director's Determination**

- 5-15-1524-A1, Agnes Alger, LLC  
24 Arcadia Terrace, Santa Monica, Los Angeles County

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October 26, 2017

## 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:** 5-17-0545-W**Applicant:** Devin Williams**Location:** 456 N. East Rustic Road, Pacific Palisades, City of Los Angeles (Los Angeles County)  
(APN: 4410-017-003)

**Proposed Development:** Demolition of one-story, 579 sq. ft. single-family residence, and construction of a two-story, 3,465, 26.7-ft. high, two-story single-family residence over basement with an approximately 215 sq. ft. attached one-car garage, one one-tandem outdoor parking space, new 9-ft. by 21.5-ft. pool, hardscape improvements, and new drought-tolerant, non-invasive landscaping, which will be irrigated through a drip irrigation system and weather based controllers.

**Rationale:** The subject site is a 3,729 sq. ft. lot located in a canyon and is approximately ½ -mile inland from the beach. The site is not located between the first public road and the sea. The City of Los Angeles has not prepared a draft Land Used Plan for this planning subarea. The proposed development was approved by the City's Planning Division on May 5, 2017 (Case No. DIR-2016-4413) and conforms to the City's 28-ft. height limit for the area. The proposed development meets the Commission's standard of two (2) parking spaces per residential unit. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. Directing storm drain runoff to retention areas (i.e. rainbarrel) is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and will not adversely impact visual or coastal resources, public access, or public recreation opportunities. It is consistent with Chapter Three policies of the Coastal Act, and it will not prejudice the City's ability to prepare a Certified Local Coastal Plan (LCP).

This waiver will not become effective until reported to the Commission at their **November 8-10, 2017** 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  
Executive Director

Marlene Alvarado  
Coastal Program Analyst

cc: File

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October 13, 2017

## 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:** 5-17-0733-W

**Applicant:** GRL Investment Corporation

**Location:** 144 Pacific St, Santa Monica (Los Angeles County) (APN(s): 4289022021)

**Proposed Development:** Demolition of an approximately 1,392 sq. ft. 2-story single family residence and construction of a 2,499 sq. ft., 2-story, 32 ft. tall single-family residence with mezzanine plus rooftop deck and solar panels, and 2 standard parking spaces onsite.

**Rationale:** The project site is on a flat lot designated as Main Street Special Commercial in the certified Land Use Plan and is located across the street from Pacific Street Park and within 1,000 feet of Santa Monica Beach. The Santa Monica Planning and Zoning Division approved all project plans. Impacts on public parking are minimized with the addition of a 10 foot driveway (the minimum width required by the Santa Monica Municipal Code). While at 2,499 square feet and 32-feet tall, the project is larger in scale and massing than the existing two-story single-family residence and adjacent one-story single-family residence (both built in 1908), the project is not out of character with the surrounding neighborhood which is comprised of mostly two- and three-story structures. The existing structure was not designated as a historical resource by the City. The proposed development will not adversely impact coastal resources, public views, 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 its **November 8-10, 2017** 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  
Executive Director

Dani Ziff  
Coastal Program Analyst

cc: File

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October 26, 2017

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

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**Waiver:** 5-17-0775-W

**Applicant:** The Gregor M Richart & Leigh K Richart Living Trust and The Daniel F Nguyen & Lisa E Nguyen Revocable Living Trust

**Location:** 1703 Manhattan Avenue, Hermosa Beach, Los Angeles County (APN: 4183010018)

**Proposed Development:** Demolish duplex and construct one 30' condominium building containing 2 units, each with a 2-car garage and 2 onsite guest parking spaces. Unit 1 (front unit, consisting of 3 floors plus roof deck above a basement) will be 4,346 square feet, and Unit 2 (back unit, with two floors above a basement) will be 3951 sq. ft. Drought-tolerant landscaping and drainage are included in the project. The Unit 1 roof deck will be accessed through an internal staircase from the third level; no additional rooftop structures are included.

**Rationale:** The project is located in an urbanized neighborhood, and is not in or near a sensitive habitat area. The site is 0.3 miles inland, landward of the first public access road parallel to the ocean. The height and setbacks are within the building limits specified in the Hermosa Beach Land Use Plan, and development is consistent with the character of the surrounding area. The proposed project is in the R-2 (medium-density residential) zone, and the new development will maintain two units on the site. This project poses no known geologic impacts. Water quality will be maintained through a gutter system to collect roof run-off and transport it through an infiltration structure and into a public storm drain system. Landscaping and permeable pavers in the front and side yards will capture surface runoff. The proposed development provides 8 onsite parking spaces. 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, and will not prejudice the city's ability to prepare a Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **November 8-9 2017** 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  
Executive Director

Amrita Spencer  
Coastal Program Analyst

cc: File/Commission

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**Waiver:** 5-17-0782-W

**Applicant:** Mike Ferris

**Location:** 531 Pier Avenue, Hermosa Beach, Los Angeles County (APNs: 4183018009, 4183018010)

**Proposed Development:** Remove existing single-wide trailer and replace with a new 25' 2-story, 1,410 sq. ft. manufactured home. The existing trailer will be removed from the lot with a truck. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system. The home will be built on a pier foundation. No landscaping is proposed. One ficus tree, two avocado trees, and 5 bushes will be removed from the property.

**Rationale:** The project is located in an urbanized neighborhood, and is not in or near a sensitive habitat area. The site is 0.6 miles inland, landward of the first public access road parallel to the ocean. The project conforms to the Hermosa Beach Land Use Plan, and development is consistent with the character of the surrounding area. Past permit action in the Marineland Mobile Home Park has granted De Minimis waivers for replacement of single-wide trailers with 2-story manufactured homes of similar size. There are no scenic views in this area, so a 2-story development will not affect public views. No grading is proposed, and water quality is maintained with runoff being directed onto permeable areas before the main storm drain. 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 its **November 8-9 2017** 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  
Executive Director

Amrita Spencer  
Coastal Program Analyst

cc: File

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**Waiver:** 5-17-0794-W

**Applicant:** Nahid and Arif Mohammadifar

**Location:** 545 8th Street, Hermosa Beach, Los Angeles County (APN: 4187014041)

**Proposed Development:** Demolish single-family residence and construct three 30-ft. high, 2-story residential units with roof decks (accessed through internal staircases) and 2-car attached garages at basement level, contained within two, 2,074 to 2,696 sq. ft. detached buildings. The existing driveway will be relocated further east on 8th Street to provide common driveway access to the garages and 2 guest parking spots. The applicant will provide sidewalk and parkway improvements along the 8th Street frontage, subject to Public Works guidelines. The existing single family residence is not subject to Mello Act provisions.

**Rationale:** The project is located in an urbanized neighborhood, and is not in or near a sensitive habitat area. The site is 0.4 miles inland, landward of the first public access road parallel to the ocean. The height and setbacks are within the building limits specified in the Hermosa Beach Land Use Plan, and development is consistent with the character of the surrounding area. Six enclosed parking spaces and two guest parking space are located onsite, with no impacts to public parking along Bard Street. The driveway relocation will have no impact on public parking on 8<sup>th</sup> Street because there is currently no public parking permitted along the block. Drought-tolerant, non-invasive landscaping is proposed. Adequate drainage plans have been proposed, utilizing rain gutters and a sump pump/infiltration pit to divert runoff. No public coastal views will be impacted by the project. 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 its **November 8-9 2017** 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  
Executive Director

Amrita Spencer  
Coastal Program Analyst

cc: File

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**Waiver:** 5-17-0802-W

**Applicant:** Bao and Ruth Nguyen

**Location:** 61 6th Street, Hermosa Beach, Los Angeles County (APN: 4187016032)

**Proposed Development:** Demolish duplex and construct a 29-ft. 10-in. high, 3-story plus roof deck, 3,952 sq. ft. single-family residence with lap pool in the side yard, two enclosed garage parking spaces and one open guest space adjacent to the garage. Parking access will be provided through 7th Court at the rear of the property. The City of Hermosa Beach will have a Certificate of Compliance recorded to merge the two adjacent parcels (comprising the current project site) into one building site.

**Rationale:** The project is located in an urbanized neighborhood, and is not in or near a sensitive habitat area. The site is 367 feet inland, seaward of the first public access road parallel to the ocean. The height and setbacks are within the building limits specified in the Hermosa Beach Land Use Plan, and development is consistent with the character of the surrounding area. An existing curb cut on Hermosa Avenue will be eliminated, providing additional public street parking. Water quality will be maintained through the use of permeable surfaces and an on-site filtration system to redirect run-off. Past Commission actions have granted de minimis waivers for identical projects on the same block as the project site. 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 its **November 8-9 2017** 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.

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**Waiver:** 5-17-0817-W

**Applicant:** Glenn & Donna Malkin, Trustees of the Glenn and Donna Malkin Family Trust

**Location:** 1100 Loma Drive, Hermosa Beach, Los Angeles County (APN: 4187019041)

**Proposed Development:** Demolish single-family residence, and construct three attached 3-story, 29-ft 10-in high condominiums (ranging from 2,411.9 sq. ft. to 3,274.6 sq. ft), each with roof deck, and 2-car attached garage. The garages for units 2 and 3 are at basement level, and are accessed through the existing driveway. The garage for unit 1 is located at grade level and is accessed from a separate curb cut on Loma Drive.

**Rationale:** The project is located in an urbanized neighborhood, and is not in or near a sensitive habitat area. The site is 0.5 miles inland, landward of the first public access road parallel to the ocean. The height and setbacks are within the building limits specified in the Hermosa Beach Land Use Plan, and development is consistent with the character of the surrounding area. Nine on-site parking spaces are proposed with the project. The additional curb cut will not impact public parking; no parking is allowed on the east side of the street where the project site is located. Water quality has been adequately addressed through utilization of an infiltration pit, permeable pavers, above-ground area drains, and trench drains with catch basins. The included landscaping qualifies as low water usage and non-invasive. 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 its **November 8-9 2017** 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  
Executive Director  
cc: File

Amrita Spencer  
Coastal Program Analyst

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**Waiver:** 5-17-0822-W

**Applicant:** Stephen Boutros

**Location:** 201 28th Street, Hermosa Beach, Los Angeles County (APN: 4181022044)

**Proposed Development:** Demolish duplex and construct new 30', 3-story, 3,486 sq. ft. single family residence with 2 enclosed parking spaces and one guest parking space adjacent to the garage. Parking access will be through existing alley; no impacts will be made to street parking. Drainage plans include rain gutters and a sump pump/infiltration pit.

**Rationale:** The project is located in an urbanized neighborhood, and is not in or near a sensitive habitat area. The site is 0.3 miles inland, landward of the first public access road parallel to the ocean. The height and setbacks are within the building limits specified in the Hermosa Beach Land Use Plan, and development is consistent with the character of the surrounding area. Public street parking will not be impacted by the project. Drought-tolerant, non-invasive landscaping is proposed along the western line of the property. Adequate drainage plans have been proposed, utilizing rain gutters and a sump pump/infiltration pit to divert runoff. No public coastal views will be impacted by the project. 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 its **November 8-9 2017** 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  
Executive Director

Amrita Spencer  
Coastal Program Analyst

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**Waiver:** 5-17-0823-W

**Applicant:** William & Nancy Koefoed

**Location:** 3205 Highland Avenue, Hermosa Beach, Los Angeles County (APN: 4181018015)

**Proposed Development:** Demolish duplex and construct 30 ft., 3-story, 4,776 sq. ft. single family residence with roof deck accessed through an external staircase from the 3<sup>rd</sup> floor deck, attached 2-car garage, and two open guest parking spaces adjacent to garage. Parking access will be provided through existing alley. Drought-tolerant landscaping is included, and drainage is addressed through roof gutters, permeable surface percolation, and catch basins. Best management practices will be followed through construction.

**Rationale:** The project is located in an urbanized neighborhood, and is not in or near a sensitive habitat area. The site is 0.2 miles inland, landward of the first public access road parallel to the ocean. The height and setbacks are within the building limits specified in the Hermosa Beach Land Use Plan, and development is consistent with the character of the surrounding area. Four onsite parking spaces are proposed with the project, accessed through an existing alley. The existing curb cut on Highland Ave. will be removed, providing additional public street parking. Water quality will be maintained through drought-tolerant landscaping, permeable groundcover, roof gutters, and catch basins to direct water flow to Longfellow Ave. (overflow water will be directed to adjacent Highland Ave.). 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 its **November 8-9, 2017** 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  
Executive Director  
cc: File

Amrita Spencer  
Coastal Program Analyst

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October 23, 2017

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

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**Waiver:** 5-17-0832-W

**Applicant:** Reena Lalji & Gregg Thomson

**Location:** 2015 Monterey Blvd, Hermosa Beach (Los Angeles County) (APN(s): 4182018011)

**Proposed Development:** Demolish a 1,936 sf. single-family residence and construct a new approximately 26-foot high, 2,612 sf. two-story over basement single-family residence with a three-car garage.

**Rationale:** The project site, zoned R-1 (low-density residential) in the Hermosa Beach Land Use Plan, is approximately 1,000 ft. inland from the beach in a fully developed residential neighborhood. Construction of the proposed 2-story structure will not adversely impact public views and will be consistent with the scale and character of the area. The existing curb cut on Monterey Boulevard would be eliminated and the garage would be accessed from Bayview Drive resulting in no net change in parking. A combination of permeable surface areas and downspouts connected to drain lines and an infiltration structure with a sump pump are proposed. One nonnative tree (Palo Verde) would be removed and Low Water Usage plants would be added. Best management practices including protection of nearby storm drains and sandbagging during construction would be incorporated. 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 its **November 8-9, 2017** 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  
Executive Director

Dani Ziff  
Coastal Program Analyst

cc: File

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
200 OCEANGATE, 10TH FLOOR  
LONG BEACH, CALIFORNIA 90802-4416  
PH (562) 590-5071 FAX (562) 590-5084  
[WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)



October 26, 2017

## **NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**

Coastal Development Permit Amendment No. **5-16-0859-A1**

**To:** All Interested Parties  
**From:** John Ainsworth, Executive Director  
**Subject:** Permit No. **5-16-0859** granted to **City of Long Beach** for:

Repair and maintain existing public beach parking lot; provide 34 ADA accessible parking spaces; provide eight electric vehicle charging stations; provide bicycle parking infrastructure; install new biobasins and drainage devices; net decrease of 11,646 sq. ft. of hardscape area; net increase in vehicle parking spaces from 645 existing to 827 proposed; remove individual parking meters and install pay stations; no change to \$1/hour parking fee or hours of operation.

**Project Site:** 4300-5000 E. Ocean Blvd, Long Beach, Los Angeles County (APNs 7247030905 and 7256040902)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Construct 10-foot wide accessible path from parking lot to beach pedestrian path; construct six-foot wide accessible path from parking lot to boat launch ramp; relocate two beach volleyball courts to new location landward (north) of beach pedestrian path. Change parking lot re-striping plan to establish total of eight electric vehicle parking spaces, five boat launch ramp vehicle parking spaces, 38 ADA accessible vehicle parking spaces, and 661 standard vehicle parking spaces (net increase from 645 existing vehicle parking spaces to 712 vehicle parking spaces); and install minimum of 27 bicycle parking spaces. Expand biobasin footprints; expand buffer areas around sensitive tree habitat; and install additional pedestrian paths within parking lot to enhance safety.

## Notice of Proposed Immaterial Permit Amendment

5-16-0859-A1

Page 2 of 2

### FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed accessible paths will increase public access and recreational opportunities for coastal visitors who require a hard surface to transition from the parking lot to the beach pedestrian path and boat launch ramp. Both of those existing amenities are seaward of the parking lot and include hardscape surfaces. The additional hardscape (concrete paths) will not degrade the character of this portion of the public beach, which is already developed with other concrete paths, public volleyball courts, a beach maintenance facility, and a temporary public swimming pool.

The proposed change to the parking lot re-striping plan will improve vehicle circulation, bicycle access, and pedestrian safety and accessibility within the parking lot. Compared to existing conditions, there will be a net increase in vehicle parking spaces, an increase in ADA accessible parking spaces, and increase in electric vehicle parking spaces and charging stations, and an increase in bicycle parking spaces. The net increase in vehicle parking spaces will be less than proposed in the underlying coastal development permit because the final plans will allocate additional space for biobasin footprints, expand buffer areas around sensitive nesting tree habitat, and provide additional pedestrian paths. These changes will enhance biological productivity and water quality consistent with Coastal Act policies.

The special conditions of the underlying coastal development permit will apply to the changes proposed by the permit amendment. The final plans conform with the requirements of Special Condition 1 for a minimum number of ADA accessible parking spaces, electric vehicle parking spaces and charging infrastructure, and bicycle parking spaces. The final landscape plans conform with the requirements of Special Condition 2 for entirely native, low water use, non-invasive plant species which are resilient enough to survive temporary seawater inundation. There will be no construction during bird nesting season consistent with Special Condition 3, construction staging will be consistent with the requirements of Special Condition 4, construction best management practices will be implemented consistent with Special Condition 5, and the City will assume the risks of the development and waive the right to shoreline protection consistent with Special Condition 6 and Special Condition 7.

For the reasons stated above, the changes proposed by the amendment are immaterial. The proposed development will not adversely affect coastal resources or coastal access, and is consistent with the Chapter 3 policies of the Coastal Act and the certified Long Beach LCP. Therefore, staff is recommending that the Commission grant the amendment request.

If you have any questions about the proposal or wish to register an objection, please contact Zach Rehm at the phone number provided above.

cc: Commissioners/File

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**5-15-1029-E1**

October 30, 2017

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Los Angeles County Flood Control District (LACFCD) Sree Kumar has applied for a one year extension of 5-15-1029 granted by the California Coastal Commission on October 9, 2015.

for: Long-term routine maintenance plan for an existing soft-bottom flood control channel within the Coastal Zone. The proposed project consists of minor structural repairs to the channel.

at: Rustic Creek Canyon Soft-bottom Channel (SBC) Reach 118, starting at the Rustic Road Bridge and extending upstream for 200 feet, Pacific Palisades, City of Los Angeles (Los Angeles County) (APN(s): 4409-026-901)

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,

John Ainsworth  
Executive Director

Amrita Spencer  
Coastal Program Analyst

cc: Sree Kumar, LACFCD  
Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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LONG BEACH, CALIFORNIA 90802-4416  
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October 30, 2017

**5-15-1065-E1****NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Los Angeles County Flood Control District (LACFCD) has applied for a one year extension of 5-15-1065 granted by the California Coastal Commission on October 9, 2015.

for: Long-term routine, minimal impact maintenance plan for an existing concrete-sided, soft-bottom flood control channel within the Coastal Zone. The proposed project consists of trash, debris and non-native/invasive vegetation removal.

at: Ballona Creek Channel, Ends At Pacific Marna Del Rey (Los Angeles County) (APN(s): 4116-035-900, 4211-007-012, 4211-007-030, 4211-007-036, 4211-007-917, 4211-007-918, 4211-007-919, 4211-015-903, 4211-015-904, 4211-016-902, 4211-016-903, 4211-017-900, 4211-017-901, 4211-007-916)

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,

John Ainsworth  
Executive Director

Amrita Spencer  
Coastal Program Analyst

cc: Sree Kumar, LACFCD  
Commissioners/File



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October 30, 2017

**5-15-1760-E1****NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Los Angeles County Flood Control District (LACFCD) has applied for a one year extension of 5-15-1760 granted by the California Coastal Commission on December 10, 2015.

for: Long-term routine, minimal impact maintenance plan for an existing concrete-sided, soft-bottom flood control channel within the Coastal Zone. The proposed project consists of trash, debris, non-native/invasive and sparse woody vegetation removal, and minor structural repairs throughout the riverside slopes of the channel reach.

at: Dominguez Channel (Los Angeles County) (APN(s): 7440002032)

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,

John Ainsworth  
Executive Director

Amrita Spencer  
Coastal Program Analyst

cc: Sree Kumar, LACFCD  
Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



October 26, 2017

**OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION**

**To:** Commissioners and Interested Parties

**From:** Steve Hudson, Senior Deputy Director  
Marlene Alvarado, Coastal Program Analyst

**Re:** **Coastal Development Permit Amendment No. 5-15-1524-A1 (Agnes Alger, LLC),  
24 Arcadia Terrace, Santa Monica, Los Angeles County.**

On June 12, 2017, the applicant (Agnes Alger, LLC) submitted a request to amend Coastal Development Permit No. ("CDP") 5-15-1524 to increase the total height of an approved 36 ft. high single-family residence by 3 ft. resulting in a 39 ft. high single-family residence at 24 Arcadia Terrace in Santa Monica.

The original Coastal Development Permit No. 5-15-1524, approved by the Commission on July 21, 2016, permitted the construction of a three-story, approximately 36-foot high, 4,088 sq. ft. single-family residence with a roof access structure, 1,240 sq. ft., six-car garage, and a 738 sq. ft. basement on a 4,026 sq. ft. lot.

On October 5, 2017, the South Coast District Office in Long Beach issued notices of the Executive Director's determination of immateriality, concluding that there are no issues that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. The Executive Director reported this determination to the Commission at its October 12, 2017 public meeting. Within the ten working-day period (October 5, 2017 – October 19, 2017), during which any person may object to the Executive Director's determination, the South Coast District Office received two letters dated October 16, 2017 from Joel and Diane Simpson, local residents, objecting to the proposed amendment request (**Exhibit A & B**). The objectors assert that the residence "is overly large for the area and the three extra feet in height should be discouraged" and that the increase in total height of the structure will be out of character with the block and will block views to the rest of the block.

Section 13166(b)(2) of Title 14 of the California Code of Regulations states, in part, that in order to determine materiality of an amendment request, objections must identify issues that may affect the consistency of the development with the Coastal Act.

The objection letter fails to address how the proposed development subject to CDP Amendment No. 5-15-1524-A1 will affect the project's consistency with the Coastal Act. The primary concerns raised in the letter relate to the development size. However, the proposed height increase will result in a 39 ft. high single-family residence consistent with the allowable 40 ft. height limit of the City of Santa Monica's certified Land Use Plan, and is consistent with the size and bulk of the existing development in the neighborhood, which consists of predominantly multiple-story high buildings. No change in total square footage, number of parking spaces, and intensity of use is proposed as part of this amendment request. The proposed amendment request will not result in adverse impacts to coastal views, shoreline processes, public access and water quality. The proposed amendment will not prejudice the City's

ability to prepare a certified Local Coastal Program and Chapter Three policies of the Coastal Act. Therefore, the Executive Director has concluded that the objection letter does not identify any issues that may affect the amendment's consistency with the Chapter 3 policies of the Coastal Act.

As required by Section 13166(b)(2) of Title 14 of the California Code of Regulations, the Executive Director is reporting this conclusion to the Commission along with a copy of the objection letter. If three Commissioners object to the amendment on the grounds that there may be issues that affect consistency with the Coastal Act, the amendment application shall be referred to the commission for action. Section 13166(c) of Title 14 of the California Code of Regulations states, in part, that the Commission may approve the amendment if it finds, by a majority vote of the membership present, that the development as amended conforms to the policies of Chapter 3 of the Coastal Act. If three Commissioners do not object to the executive director's designation of immateriality, the immaterial amendment shall become effective.

October 16, 2017

**RECEIVED**  
South Coast Region

OCT 16 2017

Attention: California Coastal Commission

CALIFORNIA  
COASTAL COMMISSION

Coastal development permit no. 5-151524-1A

24 Arcadia Terrace Santa Monica, Ca. apn 4290-018-017

I wish to register an objection to this project. It is overly large for the area and the three extra feet in height should be discouraged.

Respectfully, Joel Simpson

RECEIVED  
South Coast Region

Oct 16, 2017

OCT 18 2017

Dear <sup>CALIFORNIA</sup>~~Coastal~~ Commission,

We would like to object  
to the increase in total  
height of 24 Arcadia  
Terrace. The building  
just west is one story  
& we are directly across  
& are 25'. This building  
will be totally out of  
character for this block  
& will block views & sun  
to the rest of the block

Diane & Joel Simpson  
23 Arcadia Terrace