

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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W28

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
February 2017 Meeting of the California Coastal Commission*

January 31, 2017

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 February 2017 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>5-16-0789-W Los Angeles County Dept. of Beaches & Harbors</p>	<p>Construction of a berm on the beach south of Ballona Creek for anticipated winter storms of the 2016/17 season, and each winter thereafter through Memorial Day 2020. The berm will measure approx. 15 feet high by 20 feet wide by 1,300 feet long, and will be composed of approximately 7,000 cubic yards of sand.</p>	<p>Between Culver Blvd. & Surf Street on Dockweiler State Beach, Playa Del Rey, City of Los Angeles, Los Angeles County (APN(s): 4116032900, 4116033900)</p>
<p>5-16-1054-W Attn: Jamie Lagerhausen</p>	<p>Construction of a 249 sq. ft., three-car garage, beneath an existing 1,248 square foot single story residence. A 255 sq.ft. balcony on top of the garage with access to the residence, and three covered car spaces below the balcony are also proposed adjacent to the new garage. No additional work is proposed to the existing single family residence or to the rear two story detached duplex. The project involves approximately 365 cubic yards of grading.</p>	<p>1138 Manhattan Ave, Hermosa Beach, Ca 90254 (APN: 4187009011)</p>
<p>5-16-1066-W Eric Allaway & Toba Khedoori</p>	<p>Demolish existing one-story single family dwelling unit and detached garage. Construct new 30 ft. high two-story, 4,341 sq. ft. single family dwelling unit and detached garage on a 7,501 sq. ft. level lot. Minimal grading is required for construction of a crawl space.</p>	<p>517 Marine St, Santa Monica, Ca 90405 (APN: 4287027018)</p>
<p>5-16-1080-W Attn: 2028 5th St. LP</p>	<p>Demolition of an existing 2-story multi-family residence and construction of a new, approximately 2,457 sq. ft. 2-story single family home including an attached 400 sq. ft. 2-car garage. Project scope includes the removal of 18 nonindigenous trees and 1 palm tree. Landscaping plans include the installation of an exterior sprinkler irrigation system. Construction of the proposed pool will be applied for through a separate permit application.</p>	<p>2028 Fifth Street, Santa Monica, Ca 90405 (APN: 4289-010-004)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-1081-W 2034 5th, LP</p>	<p>Demolition of an existing 2-story apartment residence with attached 2-car garage, and construction of an approximately 2,094 sq. ft. 2-story single family home including an attached 2-car 457 sq. ft. garage. Project scope includes the removal of 8 trees including 3 palms, 1 pine and 4 nonindigenous. Landscaping plans include the installation of an exterior sprinkler irrigation system. Construction of the proposed pool will be applied for through a separate permit application.</p>	<p>2034 5th Street, Santa Monica, Ca 90405 (APN: 4289010005)</p>
<p>5-16-1112-W Sea Isle Boat Owner's Association, Inc. Attn: Mel Lubman</p>	<p>Removal of 24,250 sq. ft. wood decking on an existing nine (9) finger floating dock and dock head walk and replacement with new TREX decking. No work is proposed to dock pier, pier platform, gangway, or piles. No change to existing dock square footage.</p>	<p>383 Bay Shore Ave, Long Beach, Ca 90803 (APN(s): 7249007042, 7249007056)</p>
<p>5-16-1145-W Los Angeles Department of Water & Power Attn: Charles Holloway</p>	<p>After the fact installation of a temporary Pole-Top Distribution Station (PTDS) consisting of two approximately 60' high, 19' diameter poles, one 46' high pole, and a platform measuring approximately 26' x 8' supporting three 6' tall transformers. An underground vault, conduit, and cables will also be installed.</p>	<p>Within Temescal Canyon Road public right-of-way, approximately 100 feet south of the southwest corner at the intersection of Temescal Canyon Road and Sunset Blvd., Pacific Palisades, Los Angeles, CA 90272 (Los Angeles County)</p>
<p>5-17-0016-W Attn: Timothy & Bobbe Moore</p>	<p>Demolition of a 1,489 sq. ft., two story, single family residence, including removal of shrubbery and perimeter fencing. A new 42 in. perimeter wood fence is proposed to be constructed around the property. The existing driveway will be filled in with a new curb and gutter, and will be available for public parking. The resulting lot will be landscaped with native grass, trees, shrubs, and vines that are drought tolerant and irrigated with micro spray or drip irrigation.</p>	<p>2094 Manhattan Ave, Hermosa Beach, Ca 90254 (APN: 4182017001)</p>
<p>5-17-0030-W 246 30th Street, LLC,</p>	<p>Demolition of an existing duplex, and construction of a 3-story, 30' high, 3,557 sq. ft. single family residence with roof deck. Project scope includes construction of a 2-car, 455 sq. ft. garage, with 1 open guest space, and 168 cubic yards of grading. Low water usage and non-invasive landscaping is proposed.</p>	<p>246 30th Street, Hermosa Beach, Ca 90254 (APN: 4181021016)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-17-0031-W Gramian - Emrani Family Trust</p>	<p>Demolition of an existing 1-story single family residence and detached garage, and construction of a 2-story, approximately 32' high, 5,327 sq. ft. single family residence with attached garage and pool and spa. Project scope includes 150 cubic yards of grading, and construction of an 8 ft. high concrete block fence.</p>	<p>218 Alta Ave, Santa Monica, Ca 90402 (APN: 4293015008)</p>
<p>5-17-0093-W Carlos Bakery Santa Monica, LLC, Attn: Maurizio Belgiovine</p>	<p>Renovation of a 2000 sq. ft. tenant space currently granted retail use and the conversion of an approximately 50 sq. ft. of the retail space into restaurant service area to accommodate a bakery/café. Minor exterior improvements to the façade of the restaurant are also proposed.</p>	<p>1354 3rd Street Promenade, Santa Monica, Ca 90405 (APN: 4291013011)</p>

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
<p>5-14-0770-E1 MDR Boat Central, LP</p>	<p>Request for Extension of Coastal Development Permit for construction of 75-ft.high dry stack boat storage facility and 82-ft. high crane apparatus with approximately 11,600 sq. ft. of water coverage, supported by 22 48-in. steel bearing piles, extending up to 97-ft. into Basin H. Construction of approximately 6,738 sq. ft. of modular concrete floating queuing docks, supported by 30 16-in. concrete guide piles, extending up to 200-ft. into Basin H. Installation and continuous maintenance of a trash skimmer and implementation of water quality management plan.</p>	<p>13483 Fiji Way, Marina Del Rey, Ca 90292 (APN: 4225010900)</p>
<p>5-90-789-E24 Boardwalk Sunset, LLC (Pacific Coast Mgmt.), Attn: Gordon Freitas</p>	<p>Request for Extension of CDP 5-90-789 for construction of commercial/retail building with 2 floors of subterranean parking.</p>	<p>601 Ocean Front Walk, Venice, Ca 90291 (APN: 4286028001)</p>

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January 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: 5-16-0789-W

Applicant: Los Angeles County Department of Beaches and Harbors

Location: Between Culver Blvd. & Surf St. on Dockweiler State Beach, Playa Del Rey, Los Angeles (Los Angeles County)

Proposed Development: Construction of a berm on the beach south of Ballona Creek for anticipated winter storms of the 2016/17 season, and each winter thereafter through Memorial Day 2020. The berm will measure approx. 15 feet high by 20 feet wide by 1,300 feet long, and will be composed of approximately 7,000 cubic yards of sand.

Rationale: The proposed berm is necessary during the winter storm season to prevent untreated contaminated stormwater from Ballona Creek from pooling on the back beach (landward of the bike path), causing significant adverse impacts to public access and recreational use of the beach area and public health. Construction of the berm will be monitored by a biologist/appropriate environmental resources specialist to avoid adverse impacts to Western Snowy Plover and/or California Least Tern. No construction or maintenance activities will take place below the semilunar high tide mark during grunion spawning activity. The berm will be constructed between November and December, and removed at the end of the winter storm season between March and April each year, through May, 2020, and will be restored to its preconstruction state. 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 **February 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.

Jack Ainsworth
Acting Executive Director

Mandy Revell
Coastal Program Analyst

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Waiver: 5-16-1054-W

Applicant: Jamie Lagerhausen

Location: 1138 Manhattan Ave., Hermosa Beach (Los Angeles County)
(APN: 4187-009-011)

Proposed Development: Construction of a 249 sq. ft., three-car garage, beneath an existing 1,248 square foot single story residence. A 255 sq.ft. balcony on top of the garage with access to the residence, and three covered car spaces below the balcony are also proposed adjacent to the new garage. No additional work is proposed to the existing single family residence or to the rear two story detached duplex. The project involves approximately 365 cubic yards of grading.

Rationale: The subject site is located approximately 0.17 miles inland from the beach on a 3,994 sq. ft. lot designated R-P (Residential Professional zoning) by the City of Hermosa Beach's certified Land Use Plan (LUP); not between the first public road and the sea. The proposed project will result in the creation of 6 on-site parking spaces, which exceeds to the Commission's parking requirement of 2 spaces per residential unit. The proposed project conforms to the City zoning standards of a 30 foot height limit above grade as calculated by the City. Construction best management practices including daily clean up, disposal and/or recycling of debris, and the use of sandbags to control erosion during construction are included in the project plans. The proposed project design is compatible with the character of surrounding development and does not have any adverse effects on visual or coastal resources, public recreation or coastal access. Also, 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 **February 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.

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Coastal Program Analyst

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January 25, 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: 5-16-1066-W **Applicant:** Eric Allaway & Toba Khedoori

Location: 517 Marine St, Santa Monica (Los Angeles County) (APN(s): 4287027018)

Proposed Development: Demolish existing one-story single family dwelling unit and detached garage. Construct new 30 ft. high two-story, 4,341 sq. ft. single family dwelling unit and detached garage on a 7,501 sq. ft. level lot. Minimal grading is required for construction of a crawl space.

Rationale: The proposed project is located approximately 1/2 mile from the beach and within a developed residential neighborhood, and is zoned OP2 (Low Multiple Family Residential). The project is consistent with the residential character of the surrounding area and is providing two on-site parking spaces. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or trench drains to reduce urban runoff. The applicant will comply with the applicable water conservation measures of the Governor's Executive Order B-29-15 concerning irrigation systems and with the statewide and local regulations pertaining to plumbing fixtures and low flow rates. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at the **February 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
Acting Executive Director

Amber Dobson
Coastal Program Analyst cc: File

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Waiver: 5-16-1080-W **Applicant:** 2028 5th St. LP

Location: 2028 Fifth St. Santa Monica (Los Angeles County) (APN: 4289-010-004)

Proposed Development: Demolition of an existing 2-story multi-family residence and construction of a new, approximately 2,457 sq. ft. 2-story single family home including an attached 400 sq. ft. 2-car garage. Project scope includes the removal of 18 nonindigenous trees and 1 palm tree. Landscaping plans include the installation of an exterior sprinkler irrigation system. Construction of the proposed pool will be applied for through a separate permit application.

Rationale: The subject site is a 5,605 sq. ft. lot, approximately 0.6-mile inland from the beach and is not located between the first public road and the sea. It is within a developed residential neighborhood designated OP2 (Ocean Park Low Density Residential). The project is consistent with the residential character of the surrounding area and provides adequate parking based on the Commission's 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 development will not adversely impact coastal resources, public access, or public recreation opportunities. It is also consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. The project will not prejudice the City's ability to prepare a Certified Local Coastal Plan.

This waiver will not become effective until reported to the Commission at their **February 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.

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Amber Dobson
Coastal Program Analyst

cc: File

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Waiver: 5-16-1081-W **Applicant:** 2034 5th Street LP

Location: 2034 5th St. Santa Monica (Los Angeles County) (APN: 4289-010-005)

Proposed Development: Demolition of an existing 2-story apartment residence with attached 2-car garage, and construction of an approximately 2,094 sq. ft. 2-story single family home including an attached 2-car 457 sq. ft. garage. Project scope includes the removal of 8 trees including 3 palms, 1 pine and 4 nonindigenous. Landscaping plans include the installation of an exterior sprinkler irrigation system. Construction of the proposed pool will be applied for through a separate permit application.

Rationale: The subject site is a 5,605 sq. ft. lot, approximately 0.6-mile inland from the beach and is not located between the first public road and the sea. It is within a developed residential neighborhood designated OP2 (Ocean Park Low Density Residential). The project is consistent with the residential character of the surrounding area and provides adequate parking based on the Commission's 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 development will not adversely impact coastal resources, public access, or public recreation opportunities. It is also consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. The project will not prejudice the City's ability to prepare a Certified Local Coastal Plan.

This waiver will not become effective until reported to the Commission at their **February 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.

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Amber Dobson
Coastal Program Analyst

cc: File

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Waiver: 5-16-1112

Applicant: Sea Isle Boat Owner's Association, Inc. Attn: Mel Lubman, President

Location: 383 Bay Shore Ave, Long Beach (Los Angeles County)
(APN(s): 7249007042, 7249007056)

Proposed Development: Removal of 24,250 sq. ft. wood decking on an existing nine (9) finger floating dock and dock head walk and replacement with new TREX decking. No work is proposed to dock pier, pier platform, gangway, or piles. No change to existing dock square footage.

Rationale: The proposed project site is a boat dock system located bayward of a bayfront lot in the City of Long Beach in Los Angeles County. The waters in which the existing dock is located is part of granted public trust tidelands. No improvements to the landside development are proposed as part of this CDP application, including the existing seawall/bulkhead which protects the landside development. The applicant proposes construction phase best management practices such as off-site cutting/preparation of decking material, and installation of a catch curtain under the dock to prevent any material from falling into open waters. 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 February 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.

John Ainsworth,
Acting Executive Director
cc: File

Liliana Roman
Coastal Program Analyst

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Waiver: 5-16-1145-W

Applicant: Los Angeles Department of Water and Power

Location: Within Temescal Canyon Road public right-of-way, approximately 100 feet south of the southwest corner at the intersection of Temescal Canyon Road and Sunset Blvd., Pacific Palisades, Los Angeles, CA 90272 (Los Angeles County)

Proposed Development: After the fact installation of a temporary Pole-Top Distribution Station (PTDS) consisting of two approximately 60' high, 19' diameter poles, one 46' high pole, and a platform measuring approximately 26' x 8' supporting three 6' tall transformers. An underground vault, conduit, and cables will also be installed.

Rationale: The subject site is within the public right-of-way on the southwest corner of the Sunset Boulevard and Temescal Canyon Road intersection, approximately 1 mile from Will Rogers State Beach. The PTDS is temporary and will be removed when a new and permanent station is operational. On November 2, 2016, the City of Los Angeles issued Local Coastal Development Permit No. 16-13 for the project. The proposed development does not have any adverse effects on visual or coastal resources, or public access. Furthermore, the proposed development will not 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 **February 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,
Acting Executive Director

Al Padilla
Regulatory Permit Supervisor

cc: File

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Waiver: 5-17-0016-W **Applicant:** Timothy and Bobbe Moore

Location: 2094 Manhattan Ave., Hermosa Beach (Los Angeles County)
(APN: 4182-017-001)

Proposed Development: Demolition of a 1,489 sq. ft., two story, single family residence, including removal of shrubbery and perimeter fencing. A new 42 in. perimeter wood fence is proposed to be constructed around the property. The existing driveway will be filled in with a new curb and gutter, and will be available for public parking. The resulting lot will be landscaped with native grass, trees, shrubs, and vines that are drought tolerant and irrigated with micro spray or drip irrigation.

Rationale: The subject site is located approximately 0.13 mile inland from the beach on a 2,405 sq. ft. lot designated R-1 (Single Family Residential) by the City of Hermosa Beach's certified Land Use Plan (LUP); not between the first public road and the sea. Construction best management practices including daily clean up, disposal and/or recycling of debris, and the use of sandbags to control erosion during construction are included in the project plans to prevent construction activities from impacting coastal and marine resources and water quality. The project has received an approval in concept from the City of Hermosa Beach on Jan. 4, 2017. The proposed project design is compatible with the character of surrounding development and does not have any adverse effects on visual or coastal resources, public recreation or coastal access. Also, 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 **February 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.

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Waiver: 5-17-0030-W **Applicant:** 246 30th St. LLC

Location: 246 30th St. Hermosa Beach 90254 (Los Angeles County) (APN: 4181-021-016)

Proposed Development: Demolition of an existing duplex, and construction of a 3-story, 30' high, 3,557 sq. ft. single family residence with roof deck. Project scope includes construction of a 2-car, 455 sq. ft. garage, with 1 open guest space, and 168 cubic yards of grading. Low water usage and non-invasive landscaping is proposed.

Rationale: The subject site is a 2,415 sq. ft. lot designated R-2 Medium Density Residential by the City of Hermosa Beach's certified Land Use Plan (LUP), and is approximately 0.14 miles inland from the beach. The proposed project has been Approved in Concept by the City of Hermosa Beach (Dec. 15, 2016), and is not located between the first public road and the sea.

The proposed development exceeds the Commission's standard of 2 required parking spaces with 2 garage spaces (existing entry in rear alley, 30th Place) and 1 uncovered onsite parking space is proposed. Adequate measures to address runoff including roof gutters and downspouts directing water to permeable and landscaped surfaces have been incorporated into the project plans. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards, and Best Management Practices (BMPs) including erosion control will be utilized during construction. The proposed project design is compatible with the character of the surrounding development, and will not adversely impact visual or coastal resources, public access, or public recreation opportunities. It 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 Certified Local Coastal Plan.

This waiver will not become effective until reported to the Commission at their **February 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
Acting Executive Director
cc: File

Mandy Revell
Coastal Program Analyst

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



January 25, 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: 5-17-0031-W **Applicant:** Gramian-Emrani Family Trust

Location: 218 Alta Ave. Santa Monica 90402 (Los Angeles County) (APN: 4293-015-008)

Proposed Development: Demolition of an existing 1-story single family residence and detached garage, and construction of a 2-story, approximately 32' high, 5,327 sq. ft. single family residence with attached garage and pool and spa. Project scope includes 150 cubic yards of grading, and construction of an 8 ft. high concrete block fence.

Rationale: The subject site is an 8,748 sq. ft. lot approximately 0.20-miles inland from the beach and is not located between the first public road and the sea. The project site is within a developed residential neighborhood designated R-1 Single Unit Residential in the City of Santa Monica's certified Land Use Plan (LUP), and the project plans have been Approved in Concept by the City (Dec. 27, 2016). The main bulk of the structure is less than 30' high as specified in the City's LUP, with architectural elements extending up to approximately 32' high. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards, and meets the Commission's standard of 2 required parking spaces per residential unit. In addition, the proposed development and will not adversely impact visual or coastal resources, public access, or public recreation opportunities, and will not prejudice the City's ability to prepare a Certified Local Coastal Program. The proposed development is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act, as well as the City's certified LUP.

This waiver will not become effective until reported to the Commission at their **February 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
Acting Executive Director
cc: File

Amber Dobson
Coastal Program Analyst

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January 30, 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: 5-17-0093-W

Applicant: Carlos Bakery Santa Monica, LLC and Vurgec Family Partnership II, LP

Location: 1354 3rd Street Promenade, Santa Monica, CA 90405 (LOS ANGELES COUNTY)

Proposed Development: Renovation of a 2000 sq. ft. tenant space currently granted retail use and the conversion of an approximately 50 sq. ft. of the retail space into restaurant service area to accommodate a bakery/café. 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 1 parking space. However, recent data indicates that there is an adequate supply of parking in the Downtown Parking District to support the proposal. The proposed project will not extend beyond the previously approved footprint of development. 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 **February 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.

John Ainsworth,
Acting Executive Director

Marlene Alvarado
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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January 30, 2017

5-14-0770-E1

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

Notice is hereby given that MDR Boat Central, LP and the Los Angeles County Department of Beaches and Harbors have applied for a one year extension of Coastal Development Permit 5-14-0770, granted by the California Coastal Commission on January 9, 2015

for: Construction of 75-foot high dry stack boat storage facility and 82-foot high crane apparatus with approximately 11,600 square feet of water coverage, supported by 22 48-inch steel bearing piles, extending up to 97 feet into Basin H. Construction of approximately 6,738 square feet of modular concrete floating queuing docks, supported by 30 16-inch concrete guide piles, extending up to 200-feet into Basin H. Installation and continuous maintenance of a trash skimmer and implementation of water quality management plan.

at: 13483 Fiji Way, Marina Del Rey, Los Angeles County (APN: 4225010900)

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
Acting Executive Director

Zach Rehm
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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January 30, 2017

5-90-789-E24

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

Notice is hereby given that Boardwalk Sunset, LLC has applied for a one year extension of Coastal Development Permit 5-90-789 granted by the California Coastal Commission on November 10, 1991:

for: Construction of commercial/retail building with 2 floors of subterranean parking

at: 601 Ocean Front Walk, Venice, Los Angeles County (APN: 4286028001)

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
Acting Executive Director

Zach Rehm
Coastal Program Analyst

cc: Commissioners/File