

CALIFORNIA COASTAL COMMISSION

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



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Prepared September 06, 2017 (for the September 14, 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 September 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 September 14, 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 September 14th.

With respect to the September 14th 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 September 14, 2017 (see attached)

Waivers

- 5-17-0391-W, Sperling (Santa Monica)
- 5-17-0521-W, Los Angeles Department of Water & Power (Pershing Drive Between World Way West & Imperial Hwy, Los Angeles)
- 5-17-0538-W, LG 6th St., LLC (Santa Monica)
- 5-17-0563-W, James Darr (Hermosa Beach)
- 5-17-0569-W, Delle Maxwell (Seal Beach)

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August 31, 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: 5-17-0391-W **Applicant:** Ben & Meriam Sperling

Location: 2818 2nd Street, Santa Monica (Los Angeles County) (APN: 4288-003-017)

Proposed Development: Demolition of a duplex, and construction of an approximately 4,700 sq. ft., 25 ft. high, two-story single-family residence over basement with approximately 394 sq. ft. attached two-car garage, 700 sq. ft. roof deck, and 85 sq. ft. roof access structure extending to maximum height of 30 ft. Approximately 544 cu. yd. grading is proposed. The project involves hardscape improvements and new drought-tolerant, non-invasive landscaping, which will be irrigated through a drip irrigation system and a weather based controller.

Rationale: The subject site is a 3,777 sq. ft. lot approximately ½-mile inland from the beach and is not located between the first public road and the sea. The project location is within a developed residential neighborhood designated OP-2 Low Density Residential in the City of Santa Monica's certified Land Use Plan (LUP). The proposed development was approved in concept by the City's Planning Division on December 20, 2016 and conforms to the 30 ft. height limit specified in the City's LUP. 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 permeable surfaces 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 **September 14, 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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August 31, 2017

Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610

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 13250(c), Section 13252(e), or Section 13253(c), 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: 5-17-0521

Applicant: Los Angeles Department of Water & Power (DWP) Attn: Charles Holloway

Location: Pershing Drive between World Way West & Imperial Hwy, Los Angeles
(APN: 4129-026-910)

Proposed Development: Construction of 3,900 linear feet of 12-in. diameter ductile iron pipe along Pershing Drive, between Imperial Hwy and World Way West as a conduit to transport recycled water from the Hyperion Treatment Plant to Los Angeles International Airport (LAX) via open cut trench construction then backfilled and repaved to existing grade. Construction BMPs proposed during approximate 4 month construction phase. Periodic single lane closures and no on-street parking impacted during construction.

Rationale: The subject site is an approximately 4,000 linear foot section of the public right-of-way along Pershing Drive, between Imperial Hwy and World Way West, not between the first public road and the sea. The proposed project is the construction of 3,900 linear feet long, 12-in. diameter ductile iron pipe buried beneath Pershing Drive between Imperial Hwy and World Way West to serve as a conduit for recycled water from the Hyperion Treatment Plant to LAX. Adequate measures to address water quality have been incorporated into the construction phase of the project. The proposed project will not create any new adverse impacts on existing public coastal access. Public coastal access exists in the vicinity at Dockweiler Beach State Park approximately a quarter mile west of the project site. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, 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 **September 13-14, 2017** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Executive Director

Liliana Roman
Coastal Program Analyst

cc: Commissioners/File

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August 31, 2017

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-17-0538-W **Applicant:** LG 6th St., LLC

Location: 2433 6th Street, Santa Monica (Los Angeles County) (APN: 4287-005-020)

Proposed Development: Demolition of a 982 sq. ft. single-family residence with detached garage, and construction of an approximately 3,522 sq. ft., 21.4 ft. high (above average natural grade), two-story single-family residence on a sloping lot with approximately 713 sq. ft. attached, semi-subterranean two-car garage at basement level, roof decks totaling 625 sq. ft., and 84 sq. ft. roof access structure with a height of 29.4 ft. (above average natural grade). Approximately 1,500 cu. yd. grading is proposed. The project involves hardscape improvements and new drought-tolerant, non-invasive landscaping, which will be irrigated through a drip irrigation system and a weather based controller.

Rationale: The subject site is a 3,500 sq. ft. lot approximately ½-mile inland from the beach and is not located between the first public road and the sea. The project location is within a developed residential neighborhood designated OP-2 Low Density Residential in the City of Santa Monica's certified Land Use Plan (LUP). The proposed development was approved in concept by the City's Planning Division on June 15, 2017 and conforms to the 30 ft. height limit specified in the City's LUP. 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 permeable surfaces 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 **September 14, 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

CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400
TDD (415) 597-5885



September 5, 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: 5-17-0563-W

Applicant: James Darr

Location: 326 Manhattan Ave., City of Hermosa Beach, Los Angeles County (APN: 4188-009-041)

Proposed Development: Remodel existing 1-story, 2-bedroom, single-family residence and 2-car garage by adding a 938 sq. ft. second floor and 475 sq. ft. third floor, new open roof deck and relocating 2-car garage to provide larger setback and additional parking, on a 1,571 square foot lot sloping westward, for a total footprint of 1,019 sq. ft. Approximately 50 cubic yards of cut will be exported to a commercial dump site located outside of the coastal zone.

Rationale: The subject site is a 1,571 square foot lot designated as multiple family residential (R3) in the City of Hermosa Beach's General Plan. The proposed project has been approved in concept by the City of Hermosa Beach and meets the Commission's parking requirement of 2 spaces per residential unit, with 2 spaces total for 1 residential unit. The proposed project is designed to be compatible with the character of the surrounding development, with a maximum roof height of 61.62 feet and a new lot coverage of 1,019 sq. ft. Adequate measures to address water quality have been incorporated into the project design to direct roof and surface runoff to a Catch Basin Filter Insert that will filter runoff before being discharged to the public storm drain system. The proposed project incorporates best management practices during construction and includes a landscaping system that complies with the City's water conservation requirements. The subject site is not located between the first public road and the sea. The nearest public coastal access is located at the western end of 4th St. and The Strand, approximately four blocks from the subject site; the proposed project will thus not have an adverse impact on public access. The proposed development does not have any adverse effects on visual or coastal resources, and will not prejudice the City's ability to prepare a Certified LCP. The proposed project is consistent with the land use designation in the City's General Plan, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

The waiver will not become effective until reported to the Commission at its **September 13-15, 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

Daniel Nathan
Coastal Program Analyst

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September 5, 2017

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-17-0569-W

Applicant: Delle Maxwell

Location: 1600 Marlin Ave., City of Seal Beach, Orange County (APN: 043-283-31)

Proposed Development: Major remodel of a 1-story, 3-bedroom, 1,209 sq. ft. single-family residence with 466 sq. ft. 2-car garage, resulting in 1-story, 2-bedroom, 1,976 sq. ft. single-family residence with 466 sq. ft. 2-car garage, on a 5,138 square foot level lot.

Rationale: The subject site is a 5,138 square foot lot designated as residential low density (RLD-9) under the City of Seal Beach's Municipal Code. The proposed project has been approved in concept by the City of Seal Beach and meets the Commission's parking requirement of 2 spaces per residential unit, with 2 spaces total for 1 residential unit. The proposed project is designed to be compatible with the character of the surrounding development and meets the development standards for a single-family residence in the residential low density (RLD-9) area of the City of Seal Beach. The subject site is not located between the first public road and the sea. The nearest public coastal access is located at the western end of Seal Beach Boulevard, approximately four blocks from the subject site; the proposed project will thus not have an adverse impact on public access. The proposed development does not have any adverse effects on visual or coastal resources, and will not prejudice the City's ability to prepare a Certified LCP. The proposed project is consistent with the land use designation in the City's General Plan, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

The waiver will not become effective until reported to the Commission at its **September 13-15, 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

Daniel Nathan
Coastal Program Analyst