

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 January 30, 2018 (for the February 09, 2018 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 February 2018**

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 February 09, 2018. 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 February 9th.

With respect to the February 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 February 09, 2018 (see attached)

Waivers

- 5-17-0841-W, Brenda & Richard Anderson (Hermosa Beach)
- 5-17-0882-W, Randolph Hillebrand & Stefanie Gelinas (Santa Monica)
- 5-17-0891-W, 1501 Monterey, LLC (Hermosa Beach)
- 5-17-0978-W, Edmond & Kathlene Wang (Santa Monica)
- 5-17-1042-W, Klitsch Residence (Hermosa Beach)

Immaterial Amendments

- 5-16-0934-A1, Stein Residence (Venice)

Immaterial Extensions

- 5-14-1387-E2, Eli Cohen, Walter Coppenrath, & Joseph Beauchamp (Pacific Palisades)
- 5-90-789-E25, Broadwalk Sunset, LLC (Venice)

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January 26, 2018

**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: 5-17-0841

Applicant: Richard and Brenda Anderson

Location: 157 Monterey Blvd, Hermosa Beach, Los Angeles County (APN: 4188013048)

Proposed Development: Demolish Unit B and portion of Unit A of existing 1,139 sf. duplex with three levels. Construct new three-story Unit B at same location and remodel part of Unit A resulting in an improved 2,141 sf. duplex. Includes new landscaping and fence and retaining wall replacement as needed.

Rationale: The project site is designated as Multiple-Family Residential (R-3, U) in the City's Land Use Plan and is located within 1000 feet of the beach. The Hermosa Beach Planning Department approved all project plans. Public parking availability would not change and, as proposed, provides a total of 7 onsite parking spaces (5 at Unit A, 2 at Unit B). The project, as proposed, would not be out of character for the residential neighborhood with mixed one-, two-, and 3-story residences. All drainage would be directed to proposed trench drains, drainage lines, and infiltration pit. Low water-use, noninvasive planting is proposed. 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 **February 7-9, 2018** 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 AREA OFFICE
200 OCEANGATE, SUITE 1000
LONG BEACH, CA 90802-4302
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January 26, 2018

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: 5-17-0882-W **Applicant:** Randolph Hillebrand & Stefanie Gelinas

Location: 3108 5th St, Santa Monica, Los Angeles County (APN: 4287038006)

Proposed Development: Construction of a 2 story, 22 ft.-high, 995 sq. ft. second unit behind the existing single family residence. Project includes a fence, fire pit, outdoor seating, exterior mulch, and wood trellis. Development requires removal and re-compaction of site soil, but no import or export of soil from the site. Owner will occupy the primary unit and rent out the second unit.

Rationale: The proposed development is located 0.4 miles inland from the beach, landward of the first public access road parallel to the beach. The project site is in an urbanized neighborhood, and is not in or near environmentally sensitive habitat area. The project is not in an area with public coastal views. The existing single-family residence sits on an R-2 zoned lot, which allows the construction of a second unit. The proposed structure meets the requirements for a second unit, and provides two on-site parking spots in addition to the 2 on-site space provided for the primary residence. Stormwater will be managed through use of rainbarrels, porous paving design to allow natural infiltration into adjacent landscaped areas, and an in-lieu fee to the City of Santa Monica. 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 **February 7-9 2018** 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: 5-17-0891-W**Applicant:** 1501 Monterey, LLC**Location:** 1706 Manhattan Avenue, Hermosa Beach, Los Angeles County (APN(s): 4183014009)

Proposed Development: Demolish single-family residence and detached garage, and construct 30 foot high building containing two condominium units, each with decks and attached 2-car garage. The front unit contains 3 stories, is 2,575 square feet, and will maintain and enlarge the existing driveway off Manhattan Avenue. The rear unit contains 3 stories over a basement, is 3,111 square feet, and has access to its garage through a new driveway off Bayview Street. Drought-tolerant landscaping and drainage are included with this project.

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 is within the 30 ft. building limit 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 contain 2 units. This project poses no known geologic impacts. Water quality will be maintained through use of area drains, trench drains, catch basins, sump system, and an infiltration pit. The proposed development provides 7 onsite parking spaces. The driveway off Manhattan Avenue will be expanded by 6 feet because the current driveway is not adequate for a 2-car garage, but the 3 street parking spots between the property and the neighboring residence will be maintained. 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 **February 7-9 2018** 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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January 26, 2018

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Coastal Act Section 30624.7**

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Waiver: 5-17-0978

Applicant: Edmond and Kathlene Wang

Location: 754 Navy St, Santa Monica, Los Angeles County (APN: 4287033020)

Proposed Development: Demolition of existing single story, 754 sf. single family residence and construction of a new 1,601 sf., 27 ft. high, two-story plus mezzanine single family dwelling with attached 324 sf. covered garage including new driveway and wood fence in rear setback area.

Rationale: The project site is on a flat lot designated as Ocean Park Single-Unit Residential in the certified Land Use Plan and is located approximately one block seaward of Lincoln Boulevard and three-quarters of a mile from the beach. The proposed project is consistent with the maximum 27 foot height limit allowed in the Santa Monica LUP and has been approved by Santa Monica Planning and Zoning Division. On-street parking availability would not change and two parking spaces would be created onsite and housed in the attached parking garage. The project, as proposed, would be almost identical in scale and design to its neighbor and is compatible with the one- and two-story residences in the neighborhood. Permeable pavement, downspouts and cisterns would drain water. Drought tolerant, noninvasive landscaping is proposed. 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 **February 7-9, 2018** 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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Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-17-1042-W **Applicant:** Lael Klitsch

Location: 136 Neptune Avenue, Hermosa Beach, Los Angeles County (APN: 4181033031)

Proposed Development: Demolish existing residence and construct a 29 ft. 11 in. high, 3-story over basement, 2,654 sq. ft. single-family residence plus roof deck with 2-car garage and two open guest spaces. All parking will be accessed from the current driveway on Neptune Avenue. Drought tolerant landscaping is included with the project. The existing residence is not subject to Mello Act provisions.

Rationale: The site is located in an urbanized neighborhood seaward of the first public road closest to the beach, and is not located on or near sensitive habitat areas. The proposed development adheres to the 35 ft. building height limit and setback requirements, and provides four onsite parking spaces. Runoff will be managed using area drains, landscaped planters and yards, a filtration system and a sump pump. No geologic impacts are anticipated as a result of the project. Public views will not 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 **February 7-9, 2018** 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

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
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**5-16-0934-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: John Ainsworth, Executive Director

DATE: January 25, 2018

SUBJECT: Coastal Development Permit No. 5-16-0934 granted to John Stein, for:

Construction of a 1,115 square foot, second-story addition with an approximately 365 square foot roof deck and interior remodel to a one-story, 1,472 square foot single-family residence. The project will result in a two-story, 28-foot high, 2,587 square foot single-family residence with an existing 788 square foot non-habitable basement and existing detached two-car garage with second-floor recreation room. Four on-site parking spaces will be maintained.

PROJECT SITE: 20 Sunset Avenue, Venice, City of Los Angeles, Los Angeles County
(APN: 4286-023-003)

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):

Addition of a new 9.5 foot high, 100 sq. ft. roof access structure; expand roof deck by approximately 280 sq. ft., add new 36" high handrail along western portion of roof, and add internal staircase. Special Condition 2 of the underlying CDP is revised to allow the roof access structure.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed addition will result in a 9'6" high, 100 sq. ft. roof access structure consistent with the building height restrictions set forth in the certified Venice LUP of the underlying CDP. The structure will be setback from the front of the building in order to reduce scenic view impacts along the Sunset Avenue walk street. The proposed roof deck expansion and roof access structure are consistent with the neighborhood character of the North Venice area of the Venice certified-LUP. No change in building footprint, number of parking spaces, or intensity of use is permitted by this amendment. The proposed amendment will not result in adverse impacts to shoreline processes, public access or water quality. The proposed amendment will not prejudice the City's ability to prepare a certified Local Coastal Program that is in conformity with Chapter Three policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Denise Truong at the Commission District Office in Long Beach (562) 590-5071.

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

5-14-1387-E2

Notice is hereby given that Gaurav Garg and Kamal Shah have applied for a one year extension of 5-14-1387 granted by the California Coastal Commission on December 11, 2014.

for: Construction of two approximately 10-foot high semi-circular retaining walls on two bluff lots, measuring approximately 75 and 120 feet; and re-compaction, for slope stabilization on five bluff lots. Grading consists of 871 cubic yards cut, 127 cubic yards of fill, and 1,862 cubic yards of removal and re-compaction.

at: 17774-17800 Tramonto Drive; 17761 Revello Drive; 17801 and 17807 Castellammare Drive, Pacific Palisades, City of Los Angeles, Los Angeles County

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

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

Sincerely,
JOHN AINSWORTH
Executive Director

Marlene Alvarado
Coastal Program Analyst

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

5-90-789-E25

January 25, 2018

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 November 10, 1991 and amended on October 14, 1994 for:

Construction of commercial/retail building with 2 floors of subterranean parking, more specifically described in the permit and permit amendment application files.

At: 601 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County; APN 4286-028-001.

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

Denise Truong
Coastal Program Analyst

cc: Commissioners/File