

**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



# Th11

**Prepared April 06, 2018 (for the April 12, 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 April 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 April 12, 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 April 12th.

With respect to the April 12th 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 April 12, 2018 (see attached)**

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## **Waivers**

- 5-17-0988-W, John Ziavras (Hermosa Beach)
- 5-17-1004-W, Komick Residence (Hermosa Beach)
- 5-17-1031-W, Mali and Price SFR Remodel (Santa Monica)
- 5-17-1032-W, 2440 Silverstrand, LLC (Hermosa Beach)
- 5-17-1033-W, Bayshore Recreational Equipment (City Property On East Side Of Bayshore Playground, Near E. Ocean Blvd. And 54Th Place, Long Beach, Los Angeles County)
- 5-18-0009-W, Preston Residence (Hermosa Beach)
- 5-18-0044-W, Cleland Condominium Construction (Hermosa Beach)
- 5-18-0049-W, 537 H.S., LLC (Hermosa Beach)
- 5-18-0080-W, City of Long Beach-Tidelands (Long Beach)
- 5-18-0085-W, Bob & Sheila Snukal (Santa Monica)
- 5-18-0097-W, A John Berardo (Hermosa Beach)

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April 4, 2018

**SECOND CORRECTED**  
**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:** 5-17-0988-W

**Applicant:** Robert John Ziavras

**Location:** 405 Gould Avenue, Hermosa Beach, Los Angeles County (APN:4181006003)

**Proposed Development:** After-the-fact demolition of a 960 sq. ft. single-family residence and construction of a 25 ft.-high, 2-story, 2,740 sq. ft. single-family residence with basement, roof deck, attached 2-car garage, and 2 guest spaces adjacent to garage. All parking will be accessed through Gould Avenue, which has no public street parking on the north side adjacent to the property.

**Rationale:** The site is located 0.3 miles from the beach, inland of the first public beach access road, and in an urbanized neighborhood. The project adheres to Hermosa Beach's 30 foot height limit and setback requirements. Four onsite parking spaces are provided, and no public street parking spaces will be removed. Runoff will be managed using an infiltration system, a sump pump to direct treated overflow into the public storm drain, and permeable surface areas to absorb additional runoff. There are no public coastal views in the project vicinity. 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 **April 11-13, 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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April 3, 2018

**CORRECTED**  
**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:** 5-17-1004-W

**Applicant:** Kim Komick

**Location:** 133 31st Street, Hermosa Beach, Los Angeles County (APN: 4181030010)

**Proposed Development:** Demolish duplex and construct 3,215 sq. ft., 29-ft. high, 3-story, 3,215 sq. ft. single-family residence with attached 2-car garage and one open guest parking space. Access to the garage and guest parking will be on 32nd Place. Waiver 5-13-094-W was previously approved for the property, but construction did not proceed.

**Rationale:** The project is located in an urbanized neighborhood and is landward of the first public access road parallel to the beach. The development adheres to the height and setback requirements, and provides three onsite parking spaces, and no public parking spaces will be removed. Water quality will be maintained with runoff flowing from roof drains to area drains and trench drains, and use of a sump-pump to direct the flow into the street. The project also poses no known geologic impacts. Public coastal views will not be impacted as a result of 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 **April 11-13, 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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April 3, 2018

**CORRECTED****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:** 5-17-1031-W**Applicant:** Marie-Elizabeth Mali & Patrick Price**Location:** 407 Hill St, Santa Monica, Los Angeles County (APN: 4287012006)

**Proposed Development:** Remodel of single-story, 2-bdrm, 2-bath, single-family dwelling; including kitchen, bathrooms, and living space. New fixtures finishes, furnishings, doors, windows. New front steps and back patio hardscape (uncovered). No new, permanent automated irrigation system to be installed.

**Rationale:** The site is located in an urbanized neighborhood inland of the first public road closest to the beach, and is not located on or near any park/recreation area, sensitive habitat areas, or areas of federally listed rare, threatened, or endangered species. The project consists of a minor remodel and retains the property as a single family residence. This project poses no known geologic impacts, and no changes to the existing water quality, with runoff maintaining its current pattern and being directed to the street. The proposed development falls under the 30 ft. building height limit and provides two onsite parking spaces, consistent with past Commission permit action. The proposed development does not obstruct scenic views, or access to the coast. Also, the proposed development 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 **April 11-13, 2018** meeting. If three (3) 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: Commissioners/File

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April 3, 2018

**CORRECTED**  
**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:** 5-17-1032-W**Applicant:** 2440 Silverstrand, LLC**Location:** 2440 Silverstrand Drive, Hermosa Beach, Los Angeles County (APN: 4182015017)

**Proposed Development:** Demolition of 1,170 sq. ft. residence, and construction of a 26.58-ft. high, 2-story, 4,523 sq. ft., single-family residence with roof deck, basement, attached 2-car garage, and 2 guest parking spaces adjacent to garage. Parking will be accessed through widened driveway off Silverstrand Avenue. One substandard public parking space that currently blocks the existing curb cut will be removed. Project also includes drought-tolerant landscaping.

**Rationale:** The site is located 0.2 miles from the beach, inland of the first public beach access road, and in an urbanized neighborhood. The project adheres to Hermosa Beach's 30 foot height limit and setback requirements. Four onsite parking spaces are provided, and no public street parking spaces will be removed. The public parking space that is being removed does not meet city standards, and blocks the existing curb cut, which is proposed to be widened for the new onsite parking. Runoff will be managed by directing area drains into an infiltration system, and by using landscaped yards and permeable pavers to facilitate natural percolation. There are no public coastal views in the project vicinity. 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 **April 11-13, 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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March 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:** 5-17-1033-W

**Applicant:** City of Long Beach

**Location:** Alamitos Bay, bayward of Bayshore Playground, near 5415 E. Ocean Blvd. and 54th Place, Long Beach, Los Angeles County

**Proposed Development:** Install a seasonal (May 15 through October 15) T-shaped, 66 ft. x 46 ft., Wibit Start-Up Model in-water recreational inflatable with a height of approximately 5 ft. to be open for public use at no cost. One-time installation of 10 helix anchors at depths between 11 ft. and 14 ft. to secure the inflatable shoreward of the existing swim buoy line within Alamitos Bay. This authorization is valid for five years, until October 15, 2023.

**Rationale:** The project site is an existing public recreational swimming area in the waters of Alamitos Bay, east of the Bayshore Pier, and shoreward of the swim buoy line. The area is part of the Commission's original jurisdiction and Chapter 3 of the Coastal Act is the standard of review. The proposed project has received an approval in concept and a CEQA determination (categorically exempt) from the City of Long Beach Department of Planning and Building (12/04/17) and is consistent with the City's certified zoning designation of Park which allows uses including public access and water-oriented recreation. Public access to the inflatable will remain free and open to the public between May 15 and October 15 for a 5-year period. Public parking is available in the Bayshore and 54<sup>th</sup> Street public parking lots and along Ocean Boulevard and 54<sup>th</sup> Place. While eelgrass is found in Alamitos Bay, the float will be anchored at depths between 11 and 14 feet, outside of eelgrass habitat area. The inflatable could drift a maximum of 10.5 feet in any direction from its central location, but will not consistently shade any eelgrass habitat. The proposed use of helix anchors minimizes the impact of anchoring on the soft-bottom habitat. These anchors will remain in place during the 5 years of use. The proposed development will not adversely impact coastal resources and will enhance public access and public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

**Coastal Development Permit De Minimis Waiver**  
5-17-1033-W

This waiver will not become effective until reported to the Commission at its **April 11-13, 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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April 3, 2018

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

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**Waiver:** 5-18-0009-W**Applicant:** Robert James Preston**Location:** 322 11th St, Hermosa Beach, Los Angeles County (APN: 4187012027)

**Proposed Development:** Demolish existing residence and construct 30-ft. high, 3-story plus roof deck, 2,534 sq. ft. single-family residence with 2-car garage and one guest parking space. The curb cut on 11th Street will be eliminated and a new curb and gutter will be constructed. All parking will be accessed on Sunset Drive, where the curb cut will reconfigured and relocated adjacent to the rear property line.

**Rationale:** The site is located in an urbanized neighborhood 0.3 miles from the beach, inland of the first public beach access road. The project adheres to Hermosa Beach's 30 foot height limit and setback requirements. Three onsite parking spaces are provided, and no public street parking spaces will be removed as a result of the project. Runoff will be managed through roof gutters, downspouts, permeable pavers, and a sump pit to collect runoff and direct it to a catch basin outlet on the southwest corner of the property. There are no public coastal views in the project vicinity. 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 **April 11-13, 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  
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Amrita Spencer  
Coastal Program Analyst

cc: File



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April 3, 2018

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**Waiver:** 5-18-0044-W**Applicant:** Dennis Cleland**Location:** 1010 Monterey Avenue, Hermosa Beach, Los Angeles County (APN: 4187012014)

**Proposed Development:** Demolish 2,235 sq. ft. single-family residence and construct three 30 ft.-high condominium units, each with roof deck and attached 2-car garage. The units range in size from 2,377 sq. ft. to 2,436 sq. ft. The front and middle units contain 2 guest spaces adjacent to the garages, and the rear unit contains one guest space adjacent to the garage. Public parking will be reconfigured along 10th Street, with one space relocated to Monterey Avenue to maintain the original number of spaces. A new ADA-accessible sidewalk and parkway landscaping will be constructed along 10th St., and the paved width of 10th Street will be widened to facilitate pedestrian and vehicular access. Landscaping is included with the project.

**Rationale:** The site is located 0.3 miles from the beach, inland of the first public beach access road, and is in an urbanized neighborhood. The project adheres to Hermosa Beach's 30 foot height limit and setback requirements. Eleven onsite parking spaces are provided, and no public street parking spaces will be removed. The area on Monterey Blvd. where one public street parking space will be relocated does not currently allow parking; therefore, public parking on Monterey Blvd. will not be impacted by the parking space relocation. Runoff will be managed by directing downspout, roof drain, and gutter flows into a percolation pit, as well as utilizing a trench drain and permeable surface areas. The project will not impact public coastal views. 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 **April 11-13, 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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April 4, 2018

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**Waiver:** 5-18-0049-W

**Applicant:** 537 H.S., LLC

**Location:** 1610 Loma Drive, Hermosa Beach, Los Angeles County (APN:4181006003)

**Proposed Development:** Demolish triplex and construct two, detached, 30 ft. high, 3 story condominium units, each with roof deck and attached 2-car garage. Front unit is 2,443 square feet and the rear unit is 2,973 square feet. Three additional guest spaces are also included on-site. A new driveway will be constructed off Loma Avenue to access the front unit garage and accommodate access to rear unit and parking.

**Rationale:** The site is located 0.3 miles from the beach, inland of the first public beach access road, and in an urbanized neighborhood. The project adheres to Hermosa Beach's 30 foot height limit and setback requirements. Seven onsite parking spaces are provided, and no public street parking spaces will be removed as a result of the project. Runoff will be managed by directing downspout flows into an ECORAIN infiltration basin, which will then overflow onto Loma Drive if necessary. The project will not impact public coastal views. In addition, the proposed project is not subject to Mello Act requirements. 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 **April 11-13, 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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March 26, 2018

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

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**Waiver:** 5-18-0080-W

**Applicant:** City of Long Beach, Tidelands Capital Improvement Division

**Location:** Pine Avenue Pier, Rainbow Harbor, City of Long Beach (Los Angeles County)

**Proposed Development:** Remove eleven concrete bollards and chain on Pine Avenue Pier. Install 394 linear feet of 46-inch high safety guardrail around the perimeter of pier and fabricate 81.5 total linear feet of removable and replacement 46-inch high rail sections for the guardrails adjacent to existing marine bollards.

**Rationale:** The proposed project is an improvement to the City-owned Pine Avenue Pier, which is located over State Tidelands. The area is part of the Commission's original jurisdiction and Chapter 3 of the Coastal Act is the standard of review. The proposed project has received an approval in concept and a CEQA determination (categorically exempt) from the City of Long Beach Department of Planning and Building (12/22/17) and is consistent with the visual character of the pier, which includes guardrails of the same design around portions of the perimeter. The proposed guardrails feature vertical steel rails spaced approximately six feet apart with horizontal steel rails stacked approximately six inches apart, and a redwood handrail approximately 46-inches above the surface of the public pier. The project will ensure public safety for pier visitors and will not restrict public access or adversely affect visual resources. There will be no impact to parking because there is no increase in internal floor area or intensity of use. The applicant has proposed construction best management practices to ensure that debris does not spill into the adjacent harbor and is disposed of at approved facilities in a timely manner. 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **April 11-13, 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.

John Ainsworth,  
Executive Director

Dani Ziff  
Coastal Program Analyst

cc: File

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March 28, 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:** 5-18-0085**Applicant:** Bob & Sheila Snukal**Location:** 133 Hollister Ave, Santa Monica (Los Angeles County) (APN(s): 4289023014)

**Proposed Development:** Remodel and addition to an existing 24 ft. 7 in. high, 2,577 SF single family residence with 2 car garage with additions to the first and second floors, and garage. Remodel includes new elevator and stair/elevator access shaft to new roof deck. The resulting structure will be a 30 feet high, 2,840 SF (not including garage), 2-story plus roof deck single family residence.

**Rationale:** The subject site is a 3,895 sq. ft. lot located on the inland side of Ocean Ave. and is not located between the first public road and the sea. The project site is within a developed residential neighborhood designated OP-2, low density 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 (2/1/2018). The proposed development is consistent with the character of the surrounding area and 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 the **April 11-13, 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

Amber Dobson  
Coastal Program Analyst



**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST AREA OFFICE  
200 OCEANGATE, SUITE 1000  
LONG BEACH, CA 90802-4302  
(562) 590-5071



April 2, 2018

## **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:** 5-18-0097-W

**Applicant:** A. John Berardo

**Location:** 2702 The Strand Hermosa Beach, Los Angeles County (APN: 4181036014)

**Proposed Development:** Addition of a 769 sq. ft. second-story over existing 2,220 sq. ft. single family residence. The residence will measure 25 feet above the fronting street after the second-story addition, and the remodeled home will be 2,969 sq. ft. in size.

**Rationale:** The proposed second story addition to an existing single-family residence adds 769 square feet, an increase in floor area that is less than 50% of the current residence. The second-story addition is set back approximately 45 feet from the property line, and does not extend further seaward from the existing residence (which itself is set back 23 feet from the property line). The new height of the residence is consistent with the Hermosa Beach Land Use Plan. There is no proposed change to the existing drainage system, so water quality will be maintained onsite. The project also incorporates water and energy conservation measures consistent with the California Green Building Standards, and Best Management Practices (BMPs), including erosion control, will be utilized during construction. Neither onsite nor public parking will be impacted by the project. The proposed project design is compatible with the character of the surrounding development, and will not adversely impact 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 its **April 11-13, 2018** meeting. If three (3) 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: Commissioners/File