

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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Prepared May 31, 2018 (for the June 07, 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 June 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 June 07, 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 June 7th.

With respect to the June 7th 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 June 07, 2018 (see attached)

Waivers

- 5-18-0118-W, Tim Wheeler SFR demo/SFR construction (Hermosa Beach)
- 5-18-0155-W, 2 new apartments buildings (Torrance)
- 5-18-0180-W, 2102 5th LP Duplex Construction (Santa Monica)
- 5-18-0203-W, 210 Marguerita Ave LLC demo/construct SFR (Santa Monica)
- 5-18-0208-W, Venice Beach Mobile Restroom Project- City of LA and Hunters Pt Family (Los Angeles)
- 5-18-0291-W, Los Cerritos Wetlands Authority (LCWA) (Long Beach)

Immaterial Amendments

- A-5-RPV-12-350-A1, Ravi Khosla (Rancho Palos Verdes)

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA OFFICE
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May 24, 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: 5-18-0118-W**Applicant:** Timothy Wheeler**Location:** 434 30th St, Hermosa Beach, Los Angeles County (APN: 4181008016)

Proposed Development: Demolish 1,016 sq. ft. single-family residence and construct a 30-ft. high, 3-story, 3,034 sq. ft. single-family residence with attached 2-car garage and one guest space adjacent to the garage. All parking will be accessed through existing driveway off the 30th Place alleyway. Landscaping is included with the project, and will incorporate drought-tolerant plantings.

Rationale: The proposed project is located in an urbanized neighborhood, lies landward of the first public road parallel to the sea, and is located 0.3 miles inland from the beach. The height of the proposed residence complies with the 30-foot height limit in the area. Coastal views will not be impacted by the project because public coastal views are not available within the project vicinity. Three parking spaces will be provided on site, and will not impact public beach access parking around the project site, consistent with the Hermosa Beach Land Use Plan. Water quality will be maintained on site; runoff will be collected in gutters and downspouts, and be redirected to landscaped areas with area drains that connect to a drain line system. Overflow will be directed to the public right-of-way and the storm drain system. Proposed landscaping includes drought-tolerant, non-invasive plants. The project also adheres to the California Green Building Standards Code. 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. In addition, the project will not prejudice the ability of the City of Hermosa Beach to create a LCP that is consistent with the Coastal Act Chapter 3 policies.

This waiver will not become effective until reported to the Commission at its **June 6-8, 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 27, 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: 5-18-0155**Applicant:** Nola Properties, LLC Attn: Lars Viklund**Location:** 147-151 Paseo De La Concha, Torrance (Los Angeles County) (APN(s): 7511018008, 7511018009)

Proposed Development: Demolition of two 6-unit, 1-story apartment buildings and 12 single car garages and construction of two new 4-unit, 2-story apartment buildings with attached 2-car garages per unit. The two new buildings will be 22-23 feet high and 4,712 - 5,532 sq. ft. The individual units (8 total) will be between 1,178-1,391 sq. ft. There will be 2 onsite guest parking spaces in addition to the parking garages. The existing two apartment buildings are on two separate lots, proposed to be merged into a single lot. The existing apartments are not considered affordable units and the City has prepared a Mello Act determination.

Rationale: The site is located 1 block inland of Torrance Beach, and is not between the first public road and the sea. The two lots combined are 16,282 sq. ft. The existing apartment building was constructed prior to the adoption of the Coastal Act. The neighborhood contains both single family homes and multi-family structures of 1 and 2 stories. The site is designated as a medium density (R-3 limited multiple family residential, Hillside Overlay District) residential land use zone in the City of Torrance Certified Land Use Plan (LUP). The proposed project has received the approval of the City of Torrance Planning Department (on 9/26/17). The proposed project conforms to the height limit of the LUP (35 feet for multi-family structures). The LUP does allow for exceptions for Hillside lots and requires submittal of a Precise Development Plan, which has been submitted. In this case, the exceptions address the floor area ratio of the development and the number of stories proposed in order for the project to meet the requirements for open space and parking onsite. The project will provide adequate parking consistent with the development standards contained within the City's certified LUP. The proposed development will create 4 new on-street parking spaces with the elimination of 2 curb cuts existing onsite. The project provides water quality measures including drought tolerant vegetation and permeable paving to retain runoff onsite. Best Management Practices (BMPs) will be followed during the construction phase to protect water quality. The proposed development is consistent with past Commission approvals, the Chapter 3 policies of the Coastal Act, will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **June 6-8, 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

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May 24, 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: 5-18-0180-W**Applicant:** 2102 5th, LP**Location:** 2102 5th St, Santa Monica, Los Angeles County (APN: 4289010006)

Proposed Development: Construction of a 30-foot high, 2-story duplex with 4 covered parking spaces. The duplex will be constructed behind an existing single-family residence on the same lot. A fifth, uncovered parking space will be provided on-site for the single-family residence. A total of 3 units will exist on the lot.

Rationale: The project is located in an urbanized neighborhood, 0.4 miles inland from the beach and landward of the first road parallel to the sea. The project will result in three onsite units, consistent with the zoning code established in the City's LUP. The height complies with the established 30-foot height limit in the area; no coastal views exist in the vicinity of the project site, so coastal views will not be impacted by the project. The project will provide five on-site spaces. Four spaces will serve the proposed duplex, consistent with current parking standards. The single-family residence is a pre-coastal structure, and has historically maintained one parking space. One parking space will continue to be maintained for the single-family residence separate from the four spaces serving the duplex. Water quality will be maintained onsite, using a curb drain, catch basins, and landscaped yard areas to collect and redirect runoff. The project also adheres to the California Green Building Standards Code. 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. In addition, the project will not prejudice the ability of the City of Santa Monica to prepare a LCP that is consistent with the Coastal Act Chapter 3 policies.

This waiver will not become effective until reported to the Commission at its **June 6-8, 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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May 24, 2018

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-18-0203**Applicant:** 210 Marguerita Avenue, LLC**Location:** 210 Marguerita Ave, Santa Monica, Los Angeles County (APN: 4293008043)

Proposed Development: Demolish 3,798 sq. ft. single-family residence and construct a 29-foot high, 2-story, 4,026 sq. ft. single-family residence, with basement, covered patios, detached two-car garage with utility rooms and covered patio, and a new pool & spa. One guest parking space will be provided adjacent to the two-car garage.

Rationale: The project is located in an urbanized neighborhood, lies landward of the first road parallel to the sea, and is located approximately 0.3 miles from the beach. The height of the proposed residence complies with the 32-foot height limit in the area, and there are no public coastal views in the vicinity site; coastal views will therefore not be impacted by the project. Three on-site parking spaces will be provided, and will not impact public beach access parking spaces. Water quality will be maintained on site, with runoff being collected and treated through the use of catch basins, a French drain line, and an infiltration pit. Proposed landscaping will incorporate non-invasive, low-water use plants. The project also adheres to the California Green Building Standards Code. 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. In addition, the proposed project will not prejudice the ability for the City of Santa Monica to prepare a LCP that is consistent with the Coastal Act Chapter 3 policies.

This waiver will not become effective until reported to the Commission at its **June 6-8, 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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May 29, 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: 5-18-0208-W

Co-Applicants: City of Los Angeles and Hunters Point Family

Location: Public Beach Parking Lot seaward of 1 Rose Avenue, Venice, City of Los Angeles, Los Angeles County (APN 4286-030-903)

Proposed Development: Use of one public parking space from 10 pm to 7 am seven days a week in the Rose Avenue Public Beach Parking Lot for the placement of a 15- foot long trailer providing free-of-charge portable hygienic toilet services for unhoused individuals. The parking space will be vacated and returned to public use at the end of each session.

Rationale: The site of the proposed use is located at the northwestern portion (exact location at Latitude 33.995084, Longitude -118.481493) of a gated, fee-based public parking lot on the beach seaward of Ocean Front Walk in Venice. The 267-stall public parking lot is owned by the City of Los Angeles, but operated by the County of Los Angeles Department of Beaches and Harbors. A parking attendant in a kiosk collects fees paid for use of the parking lot daily between the hours of 6am and midnight. The parking lot is located adjacent to public restrooms, a bicycle/pedestrian trail, and a playground. According to the Venice certified-LUP, the site is designated Open Space/Public Facilities in the North Venice subarea.

The proposed use involves placement of an approximately 6-feet wide and 15-feet long trailer (1 standard restroom and 1 ADA) with one handwashing sink inside the trailer and one handwashing sink outside the trailer in a parallel parking space striped for oversized vehicles and trailers. The trailer will provide toilet facilities for unhoused individuals when the County-operated public restrooms are closed at night. The trailer will not need hook ups to any below-ground utilities and will be completely contained. The portable toilets facility will be staffed by two attendants at all times from the Hunters Point Family, a grassroots organization based in San Francisco. The attendants will ensure orderly restroom service, clean up and inspect the restroom after each use, provide information regarding community services, collect needles, and provide bags for animal waste disposal. The trailer will occupy the site daily from 10 pm to 7 am, during which the public restrooms operated by County of Los Angeles Beaches and Harbor are closed. The proposed development does not affect the portable showers facility which utilizes the same parking location on Tuesdays and Thursdays from 7 am to 2:30 pm approved under CDP No. 5-18-0125. At the end of each operation at 7 am, the attendants will clean the area and the trailer will be removed from the

Coastal Development Permit De Minimis Waiver

5-18-0208-W

site daily. The project is not located near any environmentally sensitive habitat areas. The proposed development will not significantly impact the public parking supply that supports public access and recreation opportunities, and is consistent with Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **June 6-8, 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

Denise Truong
Coastal Program Analyst

cc: File

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May 23, 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: 5-18-0291-W

Applicant: Los Cerritos Wetlands Authority (LCWA)

Location: 6990 2nd Street, Long Beach (Los Angeles Co.) APN: 7237020901

Proposed Development: Removal of a 260-foot portion of a 5-foot tall iron fence located immediately east of the San Gabriel River channel on property owned by the Los Cerritos Wetlands Authority (LCWA). The 260-foot fence line includes 30 4-inch diameter vertical iron posts with four 1-inch diameter perpendicular horizontal iron bars. All 30 posts are proposed to be sawed off near the base using hand tools only (above the vegetation canopy) to avoid potential impacts to sensitive vegetation during fence removal. Out of the 30 vertical iron posts, 13 posts are on bare ground and 17 are located within sensitive salt marsh vegetation. Access to 9 out of the 17 posts surrounded by sensitive vegetation will require use of a 2" by 6" plank resting above the height of the vegetation to reduce vegetation trampling, the other 8 posts can be safely accessed for removal without risk of trampling. The fence is not proposed to be replaced. No change is proposed to a 60-foot long portion of the iron fence on an adjoining private property parcel.

Rationale: The project area is within a protected wetland, portions of the subject fence are located in coastal salt marsh habitat. The proposed development consists of removal of an iron fence in order to remove predator bird perching opportunities, thus, benefitting known endangered bird species within the wetlands. As proposed, the fence iron posts will be sawed off at the base with no ground disturbance/digging. Special precautions are proposed to avoid vegetation trampling, access to the fence location will be via established maintenance trails. No heavy equipment is proposed to be utilized, only hand tools. Additionally, the work is proposed to occur outside of the bird nesting season. As proposed, the project will have minimal temporary vegetation impacts, and will not result in any permanent impacts. 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 **June 8, 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

Liliana Roman
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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(562) 590-5071



NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. A-5-RPV-12-350-A1

May 25, 2018

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **A-5-RPV-12-350** granted to **Ravi Khosla** for: Construction of a new, 10,000 sq. ft. (approx.) two story single family residence with attached garage, grading and four associated retaining walls on a one-acre vacant lot. More specifically described in the application filed in the Commission offices.

Project Site: 3344 Palos Verdes Drive, Rancho Palos Verdes (Los Angeles County)

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):

Modifications to yard improvements including 1 yd. additional cut, 40 yds. additional fill, redesign of driveway, new 3-ft. high, approximately 80 ft. long retaining wall, new 24-in. high garden wall, addition of 7 air condensers, and construction of an electric panel enclosure. No change in building height.

FINDINGS

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

The proposed development is a modification to yard improvements that will preserve the public's view of the ocean from the public trail that abuts the landward edge of the project site. The proposed modifications will not exceed the maximum building height at an elevation of 272.5. No side yard fencing will exceed 6 feet. The 6-foot tall, legal non-conforming wrought iron fence along the front property line was removed; thus the replacement fencing is 42 inches high and is designed with 1 square inch rails and posts

Immaterial Amendment Notice

A-5-RPV-12-350-A1

Page 2 of 2

spaced 12 inches apart without pilasters. The proposed modifications comply with the conditions of the amended permit and the amendment is consistent with the policies of the City's certified LCP, Chapter 3 policies of the Coastal Act, and previous Commission approvals.

If you have any questions about the proposal or wish to register an objection, please contact Dani Ziff at (562) 590-5071.