

**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



# W12

**Prepared July 06, 2018 (for the July 11, 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 July 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 July 11, 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 July 11th.

With respect to the July 11th 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 July 11, 2018 (see attached)**

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**Waivers**

- 5-18-0281-W, Install public bike racks and video cameras (Santa Monica)
- 5-18-0307-W, 234 Marguerita Avenue LLC SFR demo/SFR construction (Santa Monica)
- 5-18-0381-W, Replacement of water main lines (Various Sites in the City of Santa Monica Right-Of-Way)
- 5-18-0387-W, 2457 Myrtle, LLC, SFR Demo/SFR Construction (Hermosa Beach)
- 5-18-0398-W, John & Christie Mavredakis SFR Demo/SFR construction (Hermosa Beach)
- 5-18-0407-W, 349 26th, LP, SFR demo/SFR construction (Hermosa Beach)
- 5-18-0440-W, Addition to SFR (Santa Monica)

**Immaterial Amendments**

- 5-16-0377-A1, Dogan Residence, New pool (Venice)

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June 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:** 5-18-0281

**Applicant:** City of Santa Monica. Public Works Department, Attn: Tom Shahbazi

**Location:** City of Santa Monica, Los Angeles County

**Proposed Development:** Install 1,250 new bike racks and stripe roads for bike lanes at various locations. Install video detection cameras on existing traffic signals poles for safety. Install one camera at the corner of Montana Ave. and Ocean Ave. and install two cameras at the corner of Santa Monica Blvd. and 4th St.

**Rationale:** The City issued an approval in concept for the project on April 3, 2018. The bike racks will be installed at approximately 200 locations throughout the Coastal Zone on City owned property. The location of the bike racks will not impact coastal access, and are designed to enhance access around the coastal zone. The City has required that pedestrian access is maintained throughout the installation period. The installation of the video cameras will not have any impacts on coastal resources. The construction will not commence until after the peak visitor season.

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, nor will it prejudice the local government's ability to develop a Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **July 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

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June 28, 2018

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

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**Waiver:** 5-18-0307-W**Applicant:** 234 Marguerita Avenue, LLC**Location:** 234 Marguerita Ave, Santa Monica, Los Angeles County (APN: 4293-008-047)

**Proposed Development:** Demolish a 3,408 sq. ft. single-family residence, and construct a 29.5 -foot high, 2-story, 10,090 sq. ft. single-family residence with basement, covered patios, and detached 3-car garage (including utility rooms and covered patio) with one guest parking space.

**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 is under the 32-foot height limit in the area, consistent with the Santa Monica Land Use Plan. The project will also be consistent with the character of the surrounding area. There are no public coastal views in the vicinity site, so coastal views will not be impacted by the project. Three on-site parking spaces will be provided that 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 Local Coastal Program that is consistent with the Coastal Act Chapter 3 policies.

This waiver will not become effective until reported to the Commission at its **July 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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June 29, 2018

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

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**Waiver:** 5-18-0381

**Applicant:** City of Santa Monica, Public Works Department, Attn: Tom Shagbazi

**Location:** City of Santa Monica, Los Angeles County

**Proposed Development:** Replace approximately 6,050 linear feet of 8, 12, and 16 inch water main lines and house connections and abandon the existing water mains at: Wadsworth Ave, Hart Ave, Fraser Ave, Pier Ave, and Pico Blvd. All work will be conducted within the City of Santa Monica right-of-way.

**Rationale:** The project will occur in various locations in the Coastal Zone of the City of Santa Monica. The project is part of an annual water main replacement program. Construction BMPs will be followed to prevent pre and post construction activities from impacting coastal and marine resources. Because these areas will remain open during improvements, the proposed project will not have any impacts on coastal access.

The project will involve minor accessory construction such as relocating and replacing meter boxes and minor curb construction, however the replacement of the main lines is largely exempt under: *Repair, Maintenance, and Utility Hook-up Exclusions Guidelines* adopted by the Commission in 1978, subsection C and E of 30610 for repair and replacement of utility lines. 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, nor will it prejudice the local government's ability to develop a Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **July 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,

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Executive Director

Amber Dobson  
Coastal Program Analyst

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June 28, 2018

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

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**Waiver:** 5-18-0387-W**Applicant:** 2457 Myrtle, LLC (c/o/ Kim Komick)**Location:** 2457 Myrtle Ave, Hermosa Beach Los Angeles County (APN: 4182-013-018)

**Proposed Development:** Demolish 1,200 sq. ft. single-family residence, and construct a 25-ft. high, 2-story, 3,943 sq. single-family residence with attached 2-car garage, 1 guest parking space, and basement. All parking will be accessed through the Ozone Court alley.

**Rationale:** The proposed development is located in an urbanized neighborhood landward of the first public road parallel to the beach, and is approximately 0.3 miles inland from the beach. The 30-foot height and setbacks of the proposed structure are consistent with the requirements established in the Hermosa Beach Land Use Plan. Three onsite parking spaces are provided by the project and are accessed through a residential alley; therefore, public beach parking will not be impacted by the project. An infiltration system, sump pump, landscaped yards, and permeable pavers will be incorporated to manage runoff and maintain water quality onsite. No landscaping is proposed for the project. 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 of the City of Hermosa Beach to prepare a Local Coastal Program that is consistent with the Chapter 3 Coastal Act policies.

This waiver will not become effective until reported to the Commission at its **July 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.

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Amrita Spencer  
Coastal Program Analyst

cc: File



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**Waiver:** 5-18-0398-W**Applicant:** John & Christie Mavredakis**Location:** 2131 Monterey Blvd, Hermosa Beach, Los Angeles County (APN: 4182-017-025)

**Proposed Development:** Demolish existing 1,800 sq. ft. single-family residence. Construct a new 23-ft. high, two-story, 5,895 sq. ft. single-family residence with roof deck, basement, and attached 2-car garage. Two guest spaces will be available adjacent to the garage. All parking will be accessed through the current driveway/parking apron off the Circle Drive alley.

**Rationale:** The proposed project is located in an urbanized neighborhood, lies landward of the first public road parallel to the sea, and is located 0.2 miles inland from the beach. The height of the proposed residence complies with the 30-foot height limit in the area, consistent with the Hermosa Beach Land Use Plan. Coastal views will not be impacted by the project because public coastal views are not available within the project vicinity. Four parking spaces will be provided on site, and will not impact public beach access parking around the project site. Water quality will be maintained on site through use of a drainage system, catch basin, sump-pump, permeable driveway, and infiltration tank system to collect and redirect runoff. 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 Local Coastal Program that is consistent with the Coastal Act Chapter 3 policies.

This waiver will not become effective until reported to the Commission at its **July 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.

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**Waiver:** 5-18-0407-W      **Applicant:** 349 26th, LP (c/o Blake Overend)

**Location:** 349 26th St, Hermosa Beach, Los Angeles County (APN: 4181-024-034)

**Proposed Development:** Demolish 905 square foot single-family residence and construct a 30-ft. high, 3-story, 3,820 sq. ft. single-family residence with a roof deck and attached 2-car garage. One guest space will be provided adjacent to the garage. All on-site parking will be accessed on the 27th Court alleyway.

**Rationale:** The proposed project is located in an urbanized neighborhood, lies landward of the first public road parallel to the sea, and is located 0.2 miles inland from the beach. The height of the proposed residence complies with the 30-foot height limit in the area, consistent with the Hermosa Beach Land Use Plan. Coastal views will not be impacted by the project because public coastal views are not available within the project vicinity. Four parking spaces will be provided on site, and will not impact public beach access parking around the project site. Water quality will be maintained on site through use of rain gutters, downspouts, deck drains, and an onsite infiltration basin to collect and redirect runoff. 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 Local Coastal Program that is consistent with the Coastal Act Chapter 3 policies.

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**Waiver:** 5-18-0440-W

**Applicants:** Benjamin Lunsky and Marjorie Lunsky, Trustees of the Lunsky Family Trust

**Location:** 2511 Beverley Ave. Santa Monica (Los Angeles County) (APN(s): 4287003006)

**Proposed Development:** Construct a 564 sq. ft. addition to the first and second floors of an existing 2-story 2,328 sq. ft. single family residence and construct a 4,823 sq. ft. partially day lighting basement, and a 1,150 sq. ft. 4 car subterranean garage and a new elevator and grade 233 cubic yards of soil. Convert the existing garage to storage. The curb cut in front of the existing garage will be relocated and there will be no loss of public on street parking spaces.

**Rationale:** The subject site is a 16,044 sq. ft. lot approximately 1 mile inland from the beach and is not located between the first public road and the sea. The project site is within a developed residential neighborhood designated OP-2 Ocean Park 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 (March 9, 2018). The structure is considered a historic structure (a City Landmark structure) and the project is consistent with the Secretary of the Interior's Standards. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards, and exceeds 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 **July 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



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South Coast Area Office  
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(562) 590-5071

**5-16-0377-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** John Ainsworth, Executive Director

**DATE:** July 6, 2018

**SUBJECT:** Coastal Development Permit No. 5-16-0377 granted to Gavin Dogan, for:

Remodel and addition to existing 2,241 sq. ft. two-story single family home, resulting in new 2,887 sq. ft. two-story single family home and 370 sq. ft. attached two-car garage and one additional uncovered on-site parking space.

**PROJECT SITE:** 505 28<sup>th</sup> Avenue, Venice, City of Los Angeles, Los Angeles County  
(APN: 4227-014-011)

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):

**In the rear yard of the property, construct a 9' x 18'6" swimming pool, approximately 102 sq. ft. of raised planter area, 28 sq. ft. pool equipment pad, approximately 238 sq. ft. of deck area, outdoor BBQ and outdoor shower. Three on-site parking spaces will be maintained.**

**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. 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 project at the rear of the property is consistent with the building standards set forth in the certified Venice Land Use Plan of the underlying CDP. The proposed improvements are consistent with the existing land use (residential) and the neighborhood character of the Southeast Venice subarea. 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.