

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CALIFORNIA 90802-4830  
(562) 590-5071 FAX (562) 590-5084  
WWW.COASTAL.CA.GOV



# W15

**Prepared December 09, 2019 (for the December 11, 2019 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 December 2019**

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 December 11, 2019. 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 December 11th.

With respect to the December 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 December 11, 2019 (see attached)**

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**Waivers**

- 5-19-0967-W, Kelli and Tawab Abawi – Demo SFR/Construct new SFR (Hermosa Beach)
- 5-19-1021-W, Thomas and Katalin Reichert- Demo SFR/Construct SFR (Hermosa Beach)
- 5-19-1129-W, Lisa Veasman – Demo SFR/Construct new SFR (Hermosa Beach)

**Immaterial Amendments**

- 5-17-0795-A1, City of Long Beach (Long Beach)

**Emergency Permits**

- G-5-19-0054, Emergency erosion control at BWER, Area B (Area B of Ballona Wetlands Ecological Reserve)

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November 27, 2019

## 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:** 5-19-0967 **Applicant:** Kelli and Tawab Abawi

**Location:** 1648 Palm Drive, Hermosa Beach, Los Angeles County (APN: 4183-010-020)

**Proposed Development:** Demolish two-story, 1,196 sq. ft. single-family residence. Construct 2-story, 30-ft. high, 1,945 sq. ft. single-family residence with attached two-car garage and one guest space adjacent to the garage on a 1,346 sq. ft. lot.

**Rationale:** The project site is located approximately 800 ft. inland of the beach, landward of the first public road, in a highly urbanized residential area. Although the project site is zoned R-3, the lot size is only 1,346 sq. ft., which could only accommodate a single-family residence under the certified Land Use Plan (LUP). The proposed replacement of a single-family residence would not result in a loss of existing housing density. The project would provide three onsite parking spaces, and there is no public parking along Palm Drive, so public access would not be impacted by the project. Public coastal views would not be impacted because there are no public views from the project site. Runoff will be managed onsite through the utilization of downspouts, catch basins, ECORAIN tanks, and sump pumps to redirect roof and surface water away from the site and treat runoff before releasing the runoff to the public storm drain. All proposed landscaping would incorporate native and nonnative, low-water use plants. 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 certifiable local coastal program.

This waiver will not become effective until reported to the Commission at its **December 11-13 2019** 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