

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
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W17

Prepared February 28, 2019 (for the March 06, 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 March 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 March 06, 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 March 6th.

With respect to the March 6th 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 March 06, 2019 (see attached)

Waivers

- 5-18-0887-W, Kaplan Residence (Santa Monica)
- 5-18-0902-W, 255 28th Street, LLC- Demo SFR/Construct SFR (Hermosa Beach)
- 5-18-0915-W, Community Corp. of Santa Monica (Santa Monica)
- 5-18-1041-W, Hallett- Demo SFR/Construct SFR (Hermosa Beach)

Immaterial Extensions

- 5-90-789-E26, Boardwalk Sunset, LLC (Venice)

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February 19, 2019

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: 5-18-0887-W **Applicant:** Ann Kaplan

Location: 724 Copeland Ct., Santa Monica, Los Angeles County (APN:4287016007)

Proposed Development: Demolition of an existing 1-car garage and storage shed; construction of a 1,152 sq. ft. second floor addition to an existing 982 sq. ft. residential unit; and construction of a 26 ft. high, 3-car carport with lofted 552 sq. ft. studio unit.

Rationale: The subject site is a 5,815 sq. ft. lot located on a walk-street approximately $\frac{3}{4}$ of a mile inland of the public beach, at the inland extent of the coastal zone. The site is currently developed with a detached duplex, 1-car garage, and shed, all built before the enactment of the Coastal Act. The site is within the developed Ocean Park residential neighborhood designated Ocean Park (O.P.) Low Density Multiple Residential in the City of Santa Monica's certified Land Use Plan (LUP). The proposed development was approved in concept by the City's Planning Division on September 5, 2018. The second floor addition to an existing structure and the new carport/studio structure are both consistent with the LUP's height limit of 30'. The project will not impact coastal access or public recreation due to its location; it immediately fronts a walk-street, is adjacent to a preferential parking district for Santa Monica residents previously certified by the Commission, and is located approximately 250 ft. from a high quality transit corridor (Lincoln Boulevard). The lofted studio unit is similar in form and size to an Accessory Dwelling Unit, and the project will net 1 new parking space for a total of 3 parking spaces. The proposed development is compatible with the character of surrounding development and will not adversely impact visual or coastal resources, public access, or public recreation opportunities. It is consistent with Chapter Three policies of the Coastal Act, and it will not prejudice the City's ability to prepare a certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **March 6-8, 2019** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Executive Director

Alexander Yee
Coastal Program Analyst

cc: File

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February 21, 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: 5-18-0902-W**Applicant:** 255 28th Street, LLC**Location:** 255 28th St, Hermosa Beach, Los Angeles County (APN: 4181022042)

Proposed Development: Demolish existing 2-story, 1,150 sq. ft. single-family residence. Construct a 30-ft. high, 3-story 3,601 sq.ft. single-family residence with an attached 2-car garage and one guest parking space adjacent to the garage.

Rationale: The proposed project is located in an urbanized neighborhood, lies landward of the first public road parallel to the sea, and is located 0.1 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, will be accessed from the existing driveway off the back alleyway, 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 area drains and a drainage system connected to an infiltration system to facilitate filtering and percolation. Overflow will be directed to the adjacent public storm drain system using a sump pump. 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 **March 6-8, 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

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Waiver: 5-18-0915-W **Applicant:** Community Corporation of Santa Monica

Location: 1616 Ocean Avenue, Santa Monica, Los Angeles County (APNs: 4290017900, 4290017907)

Proposed Development: Interior renovation of an 18-unit apartment building, including converting 2-units into 3 accessible units for a total of 19 units, removal and replacement of exterior doors and windows, and construction of hardscaping and ramps to entrance.

Rationale: The subject site is a 9,678 sq. ft. lot located at the corner of Ocean Ave and Moomat Ahiko Way State Highway Approach in the developed downtown Santa Monica area. The site is within a predominantly visitor serving area designated as Residential – Visitor Commercial in the City of Santa Monica's certified Land Use Plan (LUP). The proposed development was approved in concept by the City's Planning Division on February 12, 2019. The existing building was built prior to the Coastal Act and provides 18 income-restricted affordable rental units. The interior improvements will result in a net increase of 1 unit for a new total of 19 affordable rental units. Two new vehicular parking spaces will be added in the existing subterranean parking structure to ensure the increase in density does not adversely impact coastal access. Best Management Practices including erosion and runoff controls will be implemented during construction. The existing building is consistent with the LUP's height limit of 30' and no increase to the building's height is proposed. The development is compatible with the character of surrounding development and will not adversely impact visual or coastal resources, public access, or public recreation opportunities. It is consistent with Chapter Three policies of the Coastal Act, and it will not prejudice the City's ability to prepare a certified Local Coastal Program.

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John Ainsworth
Executive Director

Alexander Yee
Coastal Program Analyst

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February 21, 2019

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-18-1041-W**Applicant:** The Hallett Family Trust**Location:** 2722 Hermosa Ave, Hermosa Beach, Los Angeles County (APN: 4181026003)**Proposed Development:** Demolish existing 2-story, 1,805 sq. ft. single-family residence. Construct a 30-ft. high, 2-story, 4,753 sq.ft. single-family residence with a 2-car garage, basement, and roof deck.

Rationale: The proposed project is located in an urbanized neighborhood, lies landward of the first public road parallel to the sea, and is located approximately 300 feet 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, will be accessed from the existing driveway off the back alleyway, 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 area drains and a drainage system connected to a catch basin. Overflow from the catch basin will be directed to the adjacent public storm drain system using a sump pump. 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 **March 6-8, 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

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

5-90-789-E26

February 28, 2019

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