

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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Th12

Prepared April 08, 2019 (for the April 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 April 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 April 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 April 11th.

With respect to the April 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 April 11, 2019 (see attached)

Waivers

- 5-18-0935-W, Jonathan Flint & Alison Shaw (Santa Monica)
- 5-18-1208-W, Heidi & Gregory Roth (Hermosa Beach)
- 5-19-0006-W, Sanderson Family Trust (Hermosa Beach)
- 5-19-0013-W, Irving M. Levine, Trustee of The Irvine M. Levine Living Trust (Hermosa Beach)
- 5-19-0018-W, City of Long Beach, Dept. of Parks, Recreation and Marine (Long Beach)
- 5-19-0029-W, Dinsmore Residence (Hermosa Beach)
- 5-19-0064-W, Ezaki Residence (Hermosa Beach)

Immaterial Amendments

- A-5-VEN-17-0044-A1, 678 Marr St. (Venice)

Immaterial Extensions

- 5-14-1387-E3, Eli Cohen, Walter Coppenrath, & Joseph Beauchamp (Pacific Palisades)

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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March 25, 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: 5-18-0935-W

Applicant: Jonathan Flint & Alison Shaw

Location: 708 Raymond Ave, Santa Monica (Los Angeles County) (APN: 4287-017-005)

Proposed Development: Demolition of an existing 916 sq. ft. single family home and garage, and construction of a new, 2-story 1,896 sq. ft. single family home with a 391 sq. ft. accessory dwelling unit, new retaining walls, landscape, and grading.

Rationale: The subject site is a 5,670 sq. ft. lot located in the Ocean Park subarea of Santa Monica. The site is within a predominantly residential area designated as 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 March 25, 2019. The proposed building is consistent with the LUP's height limit of 30' and no increase to the building's height is proposed. Best Management Practices including erosion and runoff controls will be implemented during construction. Imported fill for grading will match existing soil type. Two uncovered parking spaces will ensure no impacts to public access. 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.

This waiver will not become effective until reported to the Commission at its **April 10-12, 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.

John Ainsworth
Executive Director

Alexander Yee
Coastal Program Analyst

cc: File

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March 29, 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: 5-18-1208-W

Applicant: Gregory and Heidi Roth

Location: 821 Loma Dr. Hermosa Beach 90254 (Los Angeles County) (APN: 4187-013-007)

Proposed Development: Demolition of an existing 2-story single family residence, and construction of two attached, 3-story, approximately 30-ft. high condominiums, each with a 2 car garage and roof deck. Units are 1,917 sq. ft., and 1,905 sq. ft. Project scope includes 160 cu. yards of cut grading. Low water usage and non-invasive landscaping is proposed.

Rationale: The subject site is a 2,783 sq. ft. lot, approximately 0.25-miles inland from the beach, and is not located between the first public road and the sea. The project site is located within a developed residential neighborhood designated Multiple Family Residential (R-3), in the City of Hermosa Beach's certified Land Use Plan (LUP), and the proposed project conforms to the City zoning standards of a 30 foot height limit above grade as calculated by the City. The proposed development exceeds the Commission's standard of 2 on-site parking spaces per residential unit, in addition to one guest parking space for each unit, and construction best management practices including daily clean up, disposal, and the use of sandbags to control erosion during construction will be incorporated. Drainage plans indicate run-off will be diverted into permeable surfaces and into an on-site water infiltration system. 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. Additionally, 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 their **April 10-12, 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

Mandy Revell
Coastal Program Analyst

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March 28, 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: 5-19-0006-W

Applicant: Sanderson Family Trust

Location: 1928 Monterey Blvd, Hermosa Beach, Los Angeles County (APN: 4182-019-006)

Proposed Development: Partial demolition, addition, and remodel of an 898 sq. ft. residence located on the rear portion of a lot that contains two, detached residential units (both constructed circa 1920). No work is proposed for the front unit. The scope of work includes: demolition of exterior stairs; a 316 sq. ft. addition; and a new 178 sq. ft. deck on the second floor, resulting in a 1,214 sq. ft. residential unit. The existing three-onsite parking spaces for the two units will be maintained.

Rationale: The project is located in a developed residential neighborhood, approximately 0.2 miles (six blocks) inland of the beach, not between the first public road and the sea, on a 2,947 sq. ft. lot designated R-2 by the certified Hermosa Beach Land Use Plan (LUP). The project proposes to maintain the existing height of the residence (25 ft.), which is consistent with the LUP. No public coastal views would be impacted by the project. The project proposes to maintain the three existing on-site parking spaces. The LUP requires 4 on-site parking spaces for two residential units; however, the proposed project is only a 35% addition to one of the two units on the lot and the legally nonconforming discrepancy in on-site parking is therefore being maintained at this time. The proposed project 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 10-12, 2019** 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

CALIFORNIA COASTAL COMMISSION

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March 28, 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: 5-19-0013-W**Applicant:** Irving Levine**Location:** 220 – 222 27th Street, Hermosa Beach, Los Angeles County (APN: 4181-024-007)

Proposed Development: Demolition of a 2,673 sq. ft. duplex with a detached four-car garage and construction of a two-unit, three-story, 27.5-ft. high condominium, with roof decks, two attached two-car garages, and two additional on-site parking spaces. The garages would be accessed from Ozone Court. The unit fronting 27th Street would be 2,968 sq. ft. The rear unit would be 3,111 sq. ft.

Rationale: The project site is a 4,193 sq. ft. lot designated R-2, Two-Family Residential, by the certified Hermosa Beach Land Use Plan (LUP) and is located in a developed urban area 0.1 miles from the beach, not between the first public road and the sea. The proposed structure is consistent with the maximum height limit of 30 ft. and minimum setbacks set forth by the LUP. The site is surrounded by multi-story, multi- and single-family residences. The proposed project is compatible with the character of the community and would not result in a loss of housing density. According to the submitted plans, roof drainage would be conveyed toward catch basins and area drains located throughout the site and stored in a 1,287 gallon rainwater cistern located beneath the paved driveway. Overflow would be conveyed toward a sump pump that drains to the City storm drain. According to the landscape plan, approximately 734 sq. ft. of permeable area is proposed consisting of native and non-native, non-invasive, and drought-tolerant plants. The applicant proposes to observe construction and post-construction best management practices by providing sand bag barriers around area drains, appropriate storage, handling and disposal of construction materials, and utilize dry clean-up methods for any spills or leaks. Approximately 450 c. y. of grading is proposed, all of which would be exported outside the coastal zone. According to CoSMoS data, wave run up and flooding with a +6.6 ft. sea level rise and a 100 yr. storm event will not reach the site within the 75 yr. design life of the structure. The City provided an approval-in-concept for the proposed project on December 10, 2018. The City also determined that the project is categorically exempt from CEQA on December 27, 2018 and approved Parcel Map No. 82330 for the proposed subdivision. The proposed development will not adversely impact coastal resources, public access, public views to the coast, 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 **April 10-12, 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
cc: File

Denise Truong
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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March 22, 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: 5-19-0018-W

Applicant: City of Long Beach

Location: Peninsula Beach, approximately 55th Place to 71st Place, Long Beach, Los Angeles County (APNs: 7245-013-919, -014-900, 901, 902, -017-901, 902, -018-900, 901, 902, -024-901, 902, -025-900, 901, -029-900, 901, -030-900, 901, 902, -032-900, -012-908)

Proposed Development: Implementation of a one-time sand backpassing project involving temporary installation of approximately 1-mile long flexible pipe (10-inch diameter) along the beach with associated pumping equipment and the excavation, transport, and deposition of approximately 20,000 cu. yds. of sand within dry sand areas of Peninsula Beach. All work will occur within a 30-day period ending no later than May 24, 2019 (Memorial Day weekend).

Waiver Rationale: The City proposes a one-time pilot sand backpassing project that may be used for future routine sand nourishment of Peninsula Beach at the east end of Long Beach. The project involves installation of approximately one mile of flexible pipe (10-inch diameter) in the sand along the line of development at the back of Peninsula Beach between 55th Place and 71st Place with two segments that extend approximately fifty to one hundred feet seaward at approximately 62nd Place and 71st Place. The City proposes to install fencing and construction cones around the sand harvest area and deposition areas, which are located on dry sand. The public and lifeguards will be able to traverse the buried pipes and access the beach. As proposed, the City will install signs at the ends of each road terminus in the project vicinity and near the proposed harvest area, staging area, and deposition areas to clarify that the beach is accessible to the public during the equipment test. The project also involves the excavation, transport, and deposition of up to 20,000 cubic yards of sandy material from a harvest area located on the beach at the west (upcoast) end of the project site to a deposition site located in the tidal zone at the east (downcoast) end of the beach. The City proposes

Coastal Development Permit De Minimis Waiver

5-19-0018-W

Page 2 of 3

to use a hydraulic pump attached to a long-reach excavator, powered hydraulically, to create the sand and seawater slurry. The City also proposes to test the use of two attachable cutter heads and, separately, a water jet ring and mobile pump system with the hydraulic pump for potential use under variable tidal conditions. The mobile pump system, as proposed, includes a screened intake pipe attached to a buoy that would be anchored to the seafloor nearshore at a depth where the pump would be submerged at all times. As proposed by the City, the pilot test will be complete, all associated development will be removed, and the beach will be returned to its prior condition before the beginning of peak beach use season (Memorial Day weekend).

The proposed project includes the implementation of an operational monitoring program, operational best management practices plan, public access management plan, water quality monitoring plan, and biological monitoring plan. The City proposes to share the operational, water quality, and biological monitoring reports with the Executive Director. The proposed biological monitoring plan includes measures to protect California grunion, including monitoring the beaches in the project vicinity during each predicted grunion run period and avoiding any observed spawning. If grunion are present within the project site, the pump test area will be moved inland and either a trench would be dug to allow for water to flow in during high tides (if no grunion are observed in that area) or the mobile pump system will be used to pump ocean water from the top of the water column. The intake pipe from the mobile pump system, as proposed, will be developed in accordance with the National Marine Fisheries Service's juvenile fish screen criteria for pump intakes, which identifies maximum intake velocities and mesh sizes for intake pipe screens, to minimize the amount of marine life entering the system. As proposed, the biological monitoring plan also includes monitoring of the project site by a qualified professional during development activities to avoid impacts to shorebirds. The City has received authorization for this project from the Los Angeles Regional Water Quality Control Board and the U.S. Army Corps of Engineers.

The project is proposed for a limited thirty-day trial period only and although the project is not expected to result in potential adverse impacts to coastal resources or biological productivity of coastal waters, the project includes implementation of several monitoring programs to avoid impacts to sensitive species and assess the effects of the project on the marine environment, including water quality monitoring and biological monitoring. Specifically, grunion runs, shorebirds, beach infauna, and turbidity will be carefully monitored and avoided.

Spill best management practices will be implemented, including the maintenance of spill kits on-site, housing oil and fuel in secondary containment structures, and regular equipment inspections.

The City proposal includes a public access management program consisting of a plan to inform the public that the beach will remain open during the pilot test with the exception of the harvest and deposition areas, which will be inaccessible for public safety reasons. While the sand harvest and deposition areas will be fenced off, as proposed, lateral access along the beach is not impeded. Furthermore, the proposed pilot test will be complete within thirty days and before peak beach use season.

Monitoring of potential impacts to coastal morphology and marine life is proposed by the applicant in the form of aerial photography, construction oversight, water sampling, and biological surveys. Results will be reported to the Executive Director and, if the proposed sand replenishment technique is determined by the City to be the least environmentally damaging feasible alternative for routine

Coastal Development Permit De Minimis Waiver

5-19-0018-W

Page 3 of 3

use in the future, the results will provide the Coastal Commission and other resource agencies information necessary to analyze the potential impacts of future authorization of the same or similar development, in which case, the Commission would review the City's proposal through the coastal development permit process. The proposed project is for temporary testing only and will not have a significant adverse effect, either individually or cumulatively, on coastal resources, nor will it conflict with Chapter 3 policies of the Coastal Act.

Important: This waiver will not become effective until reported to the Commission at its April 10-12, 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

Dani Ziff
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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March 28, 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: 5-19-0029-W**Applicant:** Scott Dinsmore**Location:** 126 30th Street, Hermosa Beach, Los Angeles County (APN: 4181-020-008)

Proposed Development: Demolition of a one-story, 1,618 sq. ft. single-family residence built circa 1912 and construction of a 27-ft. high, three-story, 3,785 sq. ft. single-family residence with an attached two-car garage and one additional uncovered parking space adjacent to the garage in the rear yard. All on-site parking will be accessed from the 30th Place alleyway.

Rationale: The subject site is a 2,416 sq. ft. lot designated R-3, Multi-Family Residential, by the certified Hermosa Beach Land Use Plan (LUP) and is located in a developed residential area approximately 370 ft. inland of the beach, not between the first public road and the sea. The proposed residence is consistent with the maximum allowable height of 35 ft. and required setbacks set forth in the LUP. The project site is surrounded by one- and three-story residences, with multi-story, single- and multi-family residences beyond the immediate block. The proposed project is compatible with the character of the community and would not result in a loss of housing density. According to the submitted plans, roof drainage will be conveyed toward a below-grade 63 gal. rainwater catchment basin located in the front yard via area drains and catch basins. Overflow would be conveyed toward a sump pump that drains to the City storm drain. The applicant proposes approximately 82 sq. ft. of permeable area to be landscaped with drought-tolerant grass (*Leymus Condensatus* 'Canyon Prince'). The applicant proposes to observe construction and post-construction best management practices by placing sediment traps and gravel/sandbag barriers around drains and proper disposal of trash, debris, and excess sediment. Approximately 140 c. y. of grading is proposed for site preparation and the below-grade rainwater basin and sump pump, all of which is proposed to be exported outside of the coastal zone. According to CoSMoS data, wave run up and flooding with a +6.6 ft. rise in sea level and a 100 year storm event will not reach the site within the 75 yr. design life of the structure. The City determined the proposed development to be categorically exempt from CEQA on January 14, 2019 and the plans were approved-in-concept by the City on the same day. The proposed development will not adversely impact coastal resources, public access, public views, 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 **April 10 – 12, 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

Denise Truong
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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March 29, 2019

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-19-0064-W**Applicant:** Shigenori Ezaki**Location:** 3005 Manhattan Ave., Hermosa Beach (Los Angeles County)
(APN: 4181-029-016)

Proposed Development: Demolition of a 1,737 sq. ft., two-story single family residence, and construction of a 30 ft. high, 4,727 sq. ft., three-story single-family residence over basement with an attached two-car garage and roof deck. The scope of the proposed project includes approximately 975 cubic yards of grading, and all low-water usage plantings.

Rationale: The subject site is located approximately 450 feet inland of the beach on a 2,450 sq. ft. lot in a fully developed residential neighborhood which is designated R-3 (High-Density Residential) by the City of Hermosa Beach's certified Land Use Plan (LUP); not between the first public road and the sea. Construction best management practices including daily clean up, disposal and/or recycling of debris, and the use of sandbags to control erosion during construction are included in the project plans to prevent construction activities from impacting coastal and marine resources and water quality. Roof and surface runoff will be captured via downspouts and area drains, directed to bio-filtration planter boxes located in the side yards. The project received an approval in concept from the City of Hermosa Beach on Jan. 7, 2019. The proposed project design is compatible with the character of surrounding development and does not have any adverse effects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, 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 10-12, 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.

John Ainsworth
Acting Executive Director

Mandy Revell
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA OFFICE
301 E. OCEAN BOULEVARD, SUITE 300
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(562) 590-5071



NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. A-5-VEN-17-0044-A1

April 4, 2019

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **A-5-VEN-17-0044** granted to **Western Development, LLC** for: Demolition of a 756 sq. ft. single-family home on two adjoining residential lots and construction of an approximately 24-foot high, 1,560 sq. ft., 3-level, single-family residence with a rooftop deck and attached two-car garage on one 2,011.6 sq. ft. lot, more specifically described in the application filed in the Commission offices.

Project Site: 678 Marr Street, Venice, City of Los Angeles, 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):

Expansion of existing approximately 8-ft. driveway with a 13-ft., 9-in. curb cut to a width of 16-ft. with an approximately 18-ft. curb cut at a 2,011.6 sq. ft. lot developed with a 3-level single-family residence.

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 the existing driveway and curb cut at 678 Marr Street. According to the City of Los Angeles Department of Transportation, the existing approximately eight-foot wide driveway is below the Department's standard driveway width of eighteen feet for a one or two car garage. The proposed driveway is sixteen feet wide (approximately two feet narrower than the eighteen-foot standard), which

accommodates additional on-site parking. As proposed, the existing 13-foot nine-inch curb cut will be expanded by approximately two feet on each side of the driveway, minimizing impacts to public on-street parking. In addition, with the proposed expanded driveway, the project site provides four total on-site parking spaces. Thus, the loss of approximately two feet of curb on each side of the driveway for the purpose of providing additional on-site parking would not have a significant impact on public access to the coast. The proposed modification complies with the conditions of the amended permit and the amendment is consistent with the certified Venice Land Use Plan, 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.

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

5-14-1387-E3

April 2, 2019

Notice is hereby given that Walter and Suzanne Coppenrath have applied for a one year extension of 5-14-1387 granted by the California Coastal Commission on December 11, 2014.

for: Construction of two approximately 10-foot high semi-circular retaining walls on two bluff lots, measuring approximately 75 and 120 feet; and re-compaction, for slope stabilization on five bluff lots. Grading consists of 871 cubic yards cut, 127 cubic yards of fill, and 1,862 cubic yards of removal and re-compaction.

at: 17774-17800 Tramonto Drive; 17761 Revello Drive; 17801 and 17807 Castellammare Drive, Pacific Palisades, City of Los Angeles, Los Angeles County

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

Eric Stevens
Coastal Program Analyst

CC: Commissioners/File