

**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



# Th16

**Prepared September 06, 2019 (for the September 12, 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 September 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 September 12, 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 September 12th.

With respect to the September 12th 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 September 12, 2019 (see attached)**

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## **Waivers**

- 5-19-0292-W, MP Equities 2, LLC (Santa Monica)
- 5-19-0329-W, Jan Residence (Hermosa Beach)
- 5-19-0577-W, The B&L Lax Family Trust (Wilmington)
- 5-19-0869-W, 2141 Circle Dr., Hermosa Beach (Hermosa Beach)

**CALIFORNIA COASTAL COMMISSION**

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August 30, 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:** 5-19-0292-W**Applicant:** Michael Farahnik**Location:** 1231 3<sup>rd</sup> Street Promenade, Santa Monica, Los Angeles County (APN: 4291-003-014)

**Proposed Development:** Remodel of an existing 44-ft. tall, 3-level, 30,660 sq. ft. mixed-use commercial structure at 1231 Third Street Promenade with existing 450 sq. ft. roof top exercise room and running track. Exterior façade work includes replacing approximately 17% of exterior walls for new windows and new steel glass sidings, and replacement of existing 7-ft. wide overhang above the public walkway. Interior tenant improvements involve the addition of an elevator and the change in use of the 10,150 sq. ft. basement level from retail to health fitness facility. The ground, second, and roof level use will remain the same.

**Rationale:** The project site is designated Downtown Commercial in the certified Santa Monica LUP and is located approximately 1,280 feet (0.24 mile) from the beach. The structure is a pre-coastal commercial building constructed in 1962 with no parking onsite. The proposed change of use of the basement could generate an additional demand of 23 parking spaces, beyond the demand generated by the existing retail. However, the project site is located within the City's Downtown Parking District where commercial and visitor serving developments contributed to the establishment of the existing downtown public parking structures. Visitors to the site will utilize the adjacent public parking structures, which are able to accommodate the demand. Additionally, ten short and long-term bicycle parking stalls are proposed onsite per the City's Municipal Code. Additional bicycle stalls are located nearby on the Promenade and within an existing public parking structure located immediately east of the site. The applicant plans to utilize construction best management practices such as appropriate handling and disposal of waste and sediment (i.e. filters, chutes, sediment ponds, etc.). The project plans have been Approved in Concept by the City (June 13, 2019). The proposed project will not result in adverse impacts to shoreline processes, public coastal access, coastal resources, public recreation or coastal views. The proposed project would not result in development that would prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with 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 **September 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

Denise Truong  
Coastal Program Analyst

cc: File

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August 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.

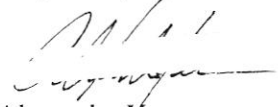
**Waiver:** 5-19-0329-W**Applicant:** Kevin Jan**Location:** 241 27<sup>th</sup> Street, Hermosa Beach (Los Angeles County)  
(APN: 4181-023-013)

**Proposed Development:** Demolition of a 1,240 square foot single family residence, and construction of a 30-foot high, 3-story, 3,645 square foot single family residence with roof deck and attached 2-car garage and one guest space on a 2,401 square foot lot. Low water usage landscaping is proposed.

**Rationale:** The subject site is located approximately 0.18 mile inland from the beach on a 2,401 sq. ft. lot designated R-2 (Medium-Density Residential) by the City of Hermosa Beach's certified Land Use Plan (LUP), and is not located 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. Excavated soil will be exported out of the coastal zone. The existing access from 28<sup>th</sup> Ct. will be used to access the new attached two-car garage, with one available guest parking space adjacent to the garage resulting in no change in parking or access. The project has received an approval in concept from the City of Hermosa Beach on April 11, 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 **September 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.

Jack Ainsworth  
Executive Director

  
Alexander Yee  
Coastal Program Analyst

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August 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:** 5-19-0577-W

**Applicant:** Trustees of the B&L Lax Family Trust, Lynda N. Lax and Bernard M. Lax

**Location:** 320 Harry Bridges Boulevard, Wilmington, City of Los Angeles, Los Angeles County  
(APN: 7440005043)

**Proposed Development:** Addition of an approximately 50 ft. high silo and bucket elevator, handling equipment, and 3 ft. high block wall, restriping of parking, and ADA accessibility improvements to exterior of an approximately 25,854 sq. ft. warehouse; and addition of new mechanical equipment to the interior of the warehouse.

**Rationale:** The site is located on the first public road from the sea approximately 1/3 mile from the waters of the Port of Los Angeles in an urbanized industrial area. The site is designated Heavy Industrial in the City of Los Angeles Municipal Code and is adjacent to train tracks, car storage lots, and other warehouses. The City issued Plan Check approvals on July 29, 2019. The closest public access way leading to the waterfront is approximately 600 feet from the project site and will not be affected by the proposed development. The proposed restriping and ADA accessibility improvements adds seven on-site parking spaces and will not preclude or interfere with public access to, or recreational uses of, the coast. Due to the existing fence, seaward car lot, and other tall industrial structures between the project site and the sea, the proposed 50-foot silo installation will not block existing views of the ocean from public viewpoints and will be visually compatible with the existing character of the area. Furthermore, the function of the silo is to increase the site's capacity for cement storage, which results in expedited cement pouring and reduced vehicle miles travelled between the source of the cement and its final destination. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, will not prejudice the City from preparing a certified LCP, 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 **September 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

Dani Ziff  
Coastal Program Analyst

cc: File

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August 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:** 5-19-0869-W

**Applicant:** Bagnard Company, LLC

**Location:** 2141 Circle Dr, Hermosa Beach (Los Angeles County) (APN(s): 4182017001)

**Proposed Development:** Construction of a 3-story plus basement, 33-ft. high, 4,041 sq. ft., single-family residence with a 427 sq. ft. garage on an existing 2,461 sq. ft. vacant lot.

**Rationale:** The subject site is located approximately 0.2 mile inland from the beach on a 2,461 sq. ft. lot designated R-1 (Low-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 are included in the project plans to prevent construction activities from impacting coastal and marine resources and water quality. Vehicular access to the site will be off Manhattan Avenue, resulting in the loss of one existing public street parking space. The project has received an approval in concept from the City of Hermosa Beach on June 20, 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 LUP, 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 **September 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

Eric Stevens  
Coastal Program Analyst

cc: File