

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



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Prepared September 28, 2020 (for the October 8, 2020 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 October 2020**

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 October 8, 2020. 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 October 8th.

With respect to the October 8th 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 October 8, 2020 (see attached)

Waivers

- 5-20-0215-W, SABA Investments, LLC (Santa Monica)

Immaterial Extensions

- 5-17-0776-E1, Nikitina Single Family Residence (Venice)
A-5-VEN-15-0038-E1, Dunes Development LLC (Venice)

Emergency Permits

- G-5-20-0043, Revello Drive LLC (Pacific Palisades)

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LONG BEACH, CA 90802-4325
PHONE (562) 590-5071



September 24, 2020

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: 5-20-0215-W**Applicant:** SABA Investments, LLC**Location:** 654 Ozone Street, Santa Monica, Los Angeles County (APN: 4287-036-027)

Proposed Development: Convert two garage structures that total 444 sq. ft. and that are associated with a pre-coastal five-unit residential structure into a 444 sq. ft. detached accessory dwelling unit (ADU). The garages currently provide three parking spaces; two of the three lost parking spaces would be relocated to an onsite driveway located adjacent to the garage structures.

Rationale: The project site is located on a developed 7,271 square-foot lot located 0.6 mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is zoned OP-1 residential by the City and the proposed project conforms to the permitted uses and development standards for OP-1 zone. The project does not propose any changes to the existing multi-family structure, and 5 primary residential units would remain onsite. Although the project would remove three of the five existing onsite parking spaces, the applicant has proposed to replace two of the 3 removed spaces onsite. Moreover, the site is located more than a half mile inland from the beach and is unlikely to provide public street parking spaces for beach access. Therefore, the project would not adversely impact public access in the area. Additionally, the proposed project 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, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **October 7-9, 2020** 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

Amrita Spencer
Coastal Program Analyst

cc: File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

September 21, 2020

Notice is hereby given that **Dunes Development, LLC** has applied for a one year extension of A-5-VEN-15-0038 granted by the California Coastal Commission on **August 9, 2018**.

for: **After-the-fact authorization for change of use from tool engineering shop to a full-service restaurant and new proposed substantial renovation and 1,113 sq. ft. addition to a 1,558 sq. ft., 1-story structure resulting in a 2,671 sq. ft., two-story, restaurant with 745 sq. ft. of service floor area; provision of 12 bicycle parking stalls and operation of a valet parking program during evening hours with off-site leased parking.**

at: **259 Hampton Drive, Venice (Los Angeles County) (APN: 4286-003-010)**

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

Christine Pereira
Coastal Program Analyst

cc: Commissioners/File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

September 21, 2020

Notice is hereby given that **Maria Nikitina** has applied for a one year extension of **5-17-0776** granted by the California Coastal Commission on **May 10, 2018**

for: **Construction of a four-story, 45-foot high, 4,203 square-foot single-family residence with an attached 560 square-foot, three-car garage on a vacant 3,150 square-foot lot.**

at: **127 Via Marina, Venice (Los Angeles County) (APN: 4295009009)**

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

Christine Pereira
Coastal Program Analyst

cc: Commissioners/File

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**EMERGENCY PERMIT**

Issue Date: September 16, 2020
Emergency Permit Number: G-5-20-0043

APPLICANT:

Elaine Culotti, Revello Drive, LLC

LOCATION OF EMERGENCY:

17520 Revello Drive, Pacific Palisades, Los Angeles County

EMERGENCY WORK:

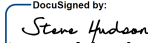
Reinforcement of the existing four-tiered retaining wall system, including installation of 12 piles (2 ft. in diameter) along 75 ft. of the 157-ft. long first retaining wall and installation of 4 piles (3 ft. in diameter) along 27 ft. of the 83-ft. long second retaining wall. Replacement of the 375 sq. ft. existing balcony on second floor and partial replacement of the 421 sq. ft. existing walkway on the first floor of the residence.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. Commission staff understands from the information provided that an unexpected occurrence in the form of significant water damage and erosion to the existing retaining wall system supporting the single-family residence occurred and the potential for a catastrophic slope failure during the next rain storm requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,
John Ainsworth
Executive Director

DocuSigned by:

By: Steve Hudson
District Director

cc: Commissioners
Local Planning Department

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director. This emergency permit shall not be construed as authorizing any unpermitted development previously undertaken on the subject property.
3. All work shall take place in a time and manner to minimize any potential damages to any resources. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to direct impacts from rain. Water quality shall be protected through best management practices including, but not limited to proper disposal of construction waste at designated sites and minimization of construction runoff through proper containment and stockpiling.
4. The work authorized by this permit must be completed within 30 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
5. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. The applicant shall obtain a Local Coastal Development Permit from the City of Los Angeles. The applicant shall also submit a complete Coastal Development Permit application to the California Coastal Commission within 180 days of the date of approval of this emergency permit. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly.
6. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
7. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.