

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
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W12

Prepared October 23, 2020 (for the November 04, 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 November 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 November 04, 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 November 4th.

With respect to the November 4th 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 November 04, 2020 (see attached)

Waivers

- 5-20-0170-W, Neo Leighton LLC (Hermosa Beach)
- 5-20-0263-W, S&P Hermosa Parent, LLC (Hermosa Beach)

Time Extension (Objection)

- A-5-VEN-15-0038-E1

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October 22, 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: 5-20-0170 -W**Applicant:** Neo Leighton, LLC**Location:** 847 Bard Street, Hermosa Beach, Los Angeles County (APN: 4187-014-043)

Proposed Development: Demolition of existing two-story duplex and construction of three-story, 31.5-ft. high, 4,069 sq. ft. two-unit condominium with two attached two-car garages and an additional on-site parking space, for a total of 5 spaces.

Rationale: The subject site is located 0.3 miles from the inland extent of the beach and is not located between the first public road and the sea. The project site is within a developed neighborhood designated R-3, high-density residential in the City of Hermosa Beach Zoning Code. There will be an increase in existing on-site parking spaces and no change in the number of units on-site. The project includes landscaping with low-water usage plants and 500 cubic yards of cut. The proposed project is compatible with the character of the surrounding area and does not pose any adverse impacts to visual or coastal resources, public access, or public recreation opportunities. The proposed development is consistent with past Commission actions in the area, Chapter 3 policies of the Coastal Act, and the City's certified Land Use Plan.

This waiver will not become effective until reported to the Commission at its **November 4-6, 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


for Chloe Seifert
Coastal Program Analyst

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October 22, 2020

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: 5-20-0263-W **Applicant:** S&P Hermosa Parent, LLC

Location: 11 Pier Ave, Hermosa Beach, Los Angeles County (APN: 4183-002-001)

Proposed Development: Construct 702 sq. ft. outdoor dining patio for existing restaurant within existing 25-space surface parking lot. Convert 744 sq. ft. of indoor service area to storage area. Re-stripe existing surface lot to retain 25-onsite parking spaces. Best management practices to maintain water quality on site will be followed.

Rationale: The project site is a 12,230 sq. ft, commercially zoned, beach-fronting lot developed with a restaurant and a 25-space surface parking lot totaling 5,286 sq. ft. in area. The proposed project would reduce the overall service area of the restaurant by 42 square feet. There are no proposed changes to the existing structure, so public views will not be impacted by the project. 25 parking spaces will be maintained onsite through restriping and creating additional tandem parking. The applicant has proposed a free valet parking program in order to temporarily double park cars during the restaurant's operating hours, ensure maximum use of the parking lot, and protect public coastal access. The applicant has also proposed to follow best management practices to protect water quality onsite. 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 **November 4-6, 2020** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Executive Director
cc: Commissioners/File

Zach Rehm
for Amrita Spencer
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
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**DEPUTY DIRECTOR'S REPORT**

Date: October 22, 2020

To: California Coastal Commissioners and Interested Public

From: South Coast District Staff

Subject: Time Extension for Coastal Development Permit A-5-VEN-15-0038-E1

The applicant requests a one-year Time Extension to previously approved Coastal Development Permit No. A-5-VEN-15-0038. This Permit is 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.

The Executive Director determined on September 21, 2020, that there were no changed circumstances affecting the proposed development's consistency with the Coastal Act. This determination was reported to the Commission at the October 8, 2020 Commission meeting. Notice of this determination was mailed to neighboring property owners within 100 feet. Pursuant to the Commission's Regulations, 14 Cal. Admin. Code Section 13169(c):

If the executive director received a written objection to his or her determination but concludes that the objection does not identify changed circumstances that may affect the consistency of the development with the Coastal Act or a certified local coastal program, if applicable, the executive director shall report this conclusion to the commission at the same time that the executive director reports the determination to the commission in accordance with subsection (b) above. The executive director shall provide a copy of the letter(s) of objection to the commission with the report. If three commissioners object to the extension on grounds that there may be changed circumstances that affect consistency, the executive director shall schedule the extension for hearing(s) in accordance with subsection (d) below. If three commissioners do not object to the extension, the time for commencement of development shall be extended for one year from the expiration date of the permit.

Within the ten working-day objection period, during which time any person may object to the Executive Director's determination, the South Coast District Office received one

letter (an email) of objection (**Exhibit 1**). The letter, from an adjacent occupant, Larry Perloff, dated October 1, 2020, objects to the extension of the subject permit. The primary objection is that the restaurant will serve alcohol.

Section 13169(c) of Title 14 of the California Code of Regulations states, in part, that in order to deny an extension request, objections must identify changed circumstances that may affect the consistency of the development with the Coastal Act. In the case of Coastal Development Permit A-5-VEN-15-0038, the standard of review is consistency with the Chapter 3 policies of the Coastal Act. The objection raises public safety issues, stating that the restaurant will bring potential safety threats to the community, due to the restaurant's ability to provide alcohol to patrons. This objection does not identify any new or changed circumstance that would affect the development's consistency with the Coastal Act.

Based on the above, the Executive Director has concluded that the objection letter does not identify any changed circumstances that may affect the development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169(c) of Title 14 of the California Code of Regulations, the Executive Director is reporting this conclusion to the Commission along with a copy of the objection letter. If three Commissioners object to the extension on the grounds that there may be circumstances that affect the development's consistency with the Coastal Act, the Executive Director shall schedule the extension for a public hearing in accordance with Section 13169(d) of Title 14 of the California Code of Regulations. If three Commissioners do not object to the extension, the time for commencement of development shall be extended for one year from the expiration date of the permit. In this case, the approval of the extension request would extend the expiration date of Coastal Development Permit A-5-VEN-15-0038 until August 9, 2021, one year from the previous date of expiration.

Time Extension Objection - 259 Hampton Drive, Venice



Larry Perloff <larry@perloffwebster.com>
Thu 10/1/2020 4:03 PM
To: Pereira, Christine@Coastal



Hello,

I am vehemently against granting a time extension to this project.

It does not provide anything positive to the neighborhood.

All of its effects on the surrounding area will be extremely negative!

People who have been drinking will be waiting outside for their cars and talking loudly as people who have been drinking do.

Then they will get into their and drive through the residential streets after having been drinking!

There will be people out walking their dogs and just strolling, thinking that they are safe like they've always been walking on their street; not realizing that there repeople who have been drinking driving around these residential streets.

This project seems like an accident waiting to happen.
It should have to go a full coastal commission review.

I hope these issues will be considered,

Thank You,

Larry Perloff

**A-5-VEN-15-0038-E1
Exhibit 1
Objection Letter**