

**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



# W14

**Prepared July 31, 2020 (for the August 12, 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 August 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 August 12, 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 August 12th.

With respect to the August 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 August 12, 2020 (see attached)**

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**Waivers**

- 5-20-0237-W, Kapil Munjal (Santa Monica)
- 5-20-0300-W, The Mahadevan-Shah Family (Santa Monica)
- 5-20-0322-W, Douglas & Maraya Strickland (Hermosa Beach)

**Immaterial Amendments**

- 5-17-0772-A2, Lawrence Shuman & Rebekah Fleishman (Pacific Palisades)

**Immaterial Extensions**

- 5-16-0066-E2, Hospitality Industry Management Group (Santa Monica)

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July 21, 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:** 5-20-0237-W**Applicant:** Kapil Munjal**Location:** 222 Marguerita Ave., Santa Monica, Los Angeles County (APN: 4293-008-045)

**Proposed Development:** Demolition of an existing two-story, 4,111 sq. ft. single-family residence with a pool (after-the-fact) and construction of a two-story, approximately 25-ft. high (above finished grade), 14,135 sq. ft. single-family residence with a basement, 3-car garage, and new pool.

**Rationale:** The project site is located in a developed residential neighborhood on a 13,520 sq. ft. lot zoned R1 (single-family residential), lies landward of the first road parallel to the sea, and is located 0.25 miles from the beach. The proposed project design is compatible with the character of the surrounding area and does not have any adverse impacts on visual or coastal resources, public access, or public recreation opportunities. The proposed project is consistent with the height limitations set forth in the Santa Monica LUP. Three onsite parking spaces will be provided that will not impact public beach access parking spaces. Water quality will be maintained onsite with runoff collected through 1) an infiltration pit with a catch basin 2) a new curb drain and 3) a trench drain. All existing landscape will be covered in a 3-inch layer of mulch. The Santa Monica Planning and Zoning Division's AIC was approved on April 6, 2020. The proposed development is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act. In addition, the proposed project will not prejudice the ability for the City of Santa Monica to prepare a Local Coastal Program that is consistent with the Coastal Act.

This waiver will not become effective until reported to the Commission at its **Aug 12-14, 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.

Sincerely,

John Ainsworth  
Executive Director

Jennifer Doyle  
Coastal Program Analyst

cc: File

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July 13, 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:** 5-20-0300-W**Applicant:** The Mahadevan-Shah Family  
Revocable Trust**Location:** 2714 Highland Ave., Santa Monica, Los Angeles County (APN: 4287-019-012)**Proposed Development:** Demolition of an existing 1,300 sq. ft. single-family residence and construction of a 2-story, 22-ft. high, 3,586 sq. ft. 2-unit duplex with a 4-car 1,790 sq. ft. subterranean garage, and roof deck on a 4,728 sq. ft. lot.

**Rationale:** The subject site is a 4,287 sq. ft. lot located approximately 3,000 ft. from the inland extent of the beach. 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 construction of the duplex is consistent with the LUP's height limit of 30'. The applicant provided drainage plans that include construction best management practices, an infiltration pit with gravel and a rain garden with depression and gravel pit. The project will net 4 new parking spaces of which had no parking available previously and is located less than a quarter mile from two high quality transit corridors (Lincoln Blvd. and Ocean Park Blvd.). The proposed project design is compatible with the character of the surrounding area and will not adversely impact visual or coastal resources, public access, or public recreation opportunities. The proposed development is consistent with Chapter 3 policies of the Coastal Act and 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 **Aug 12-14, 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.

Sincerely,

John Ainsworth  
Executive Director

Jennifer Doyle  
Coastal Program Analyst

cc: File

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July 20, 2020

## Coastal Development Permit Waiver 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:** 5-20-0322-W

**Applicant:** Douglas & Maraya Strickland

**Location:** 531 Pier Avenue, Space #51, Hermosa Beach, Los Angeles County  
(APN: 8950-218-051)

**Proposed Development:** Remove existing single-section trailer and replace with a new, 25-ft.-high, two-story, 1,185 sq. ft. single-section manufactured home on a pier foundation. Install a 10'6"X19' carport deck. Drainage from roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system. Pave the area around the home.

**Rationale:** The subject site is located in an urbanized neighborhood, and is not in or near a sensitive habitat area. The site is 0.6 miles inland, landward of the first public road parallel to the ocean. The project conforms to the Hermosa Beach Land Use Plan, and the development is consistent with the character of the surrounding area. Past permit action in the Marineland Mobile Home Park has granted De Minimis waivers for replacement of existing trailers with manufactured homes of a similar size. The project received approval from the California Department of Housing and Community Development on April 16, 2020. There are no scenic views in this area, so the development will not affect public views. No grading is proposed, and water quality is maintained with runoff being directed onto permeable areas before entering the main storm drain. 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.

This waiver will not become effective until reported to the Commission at its **Aug 12-14, 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.

Sincerely,

John Ainsworth  
Executive Director

A handwritten signature in cursive script, appearing to read "Vince Lee".

Vince Lee  
Coastal Program Analyst

cc: Commissioners/File

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July 21, 2020

**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT****Coastal Development Permit Amendment No. 5-17-0772-A2**

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **5-17-0772** granted to **Lawrence Shuman & Rebekah Fleishman** for:  
Demolition of an existing 2-story SFR and construction of a two-story 6,816 sq. ft. SFR with basement and three-car garage. Will grade 2,800 cu. yards for proposed 3,598 sq. ft. basement. Reconfigure pool and landscaping.

**Project Site:** 14901 Corona Del Mar, Pacific Palisades, Los Angeles County  
(APN: 4411024031)

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):

Increase the size of the basement from 1,301 sq. ft. to 2,250 sq. ft. No change in the number of caissons (11) is proposed.

**FINDINGS**

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.<sup>1</sup> Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be

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<sup>1</sup> The Commission's regulations are codified in Title 14 of the California Code of Regulations.

## Notice of Proposed Immaterial Permit Amendment

5-17-0772-A2

effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The proposed amendment does not conflict with any of the conditions or terms of the underlying coastal development permit and will not result in any adverse impacts to coastal resources or access. The proposed amendment increases the proposed size of the basement from 5-17-0772-A1, but the total size is less than proposed by the underlying coastal development permit. The proposed basement also falls within the basement footprint approved under the underlying CDP. Therefore, staff is recommending that the Commission grant the amendment request. The proposed amendment may be subject to local review and approval. If the local government requires changes to the project which are not identified in the Commission-approved plans, the applicant will be required to submit a revised plan for Commission review.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above.

If you have any questions about this notice, please contact Vince Lee at the phone number provided above.

cc: Commissioners/File

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## **NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT**

July 30, 2020

**5-16-0066-E2**

Notice is hereby given that Hospitality Industry Management Group has applied for a one-year extension of Coastal Development Permit 5-16-0066, which was granted by the California Coastal Commission on October 6, 2016, with the most recent one-year extension granted on September 13, 2018, which extended the permit expiration date to October 6, 2019. With this extension (5-16-0066-E2), the extended permit expiration date will be October 6, 2020.

for: Remodel and addition to existing 5,802 sq. ft. restaurant/nightclub (Rusty's Surf Ranch) with decks/patios totaling an additional 1,651 sq. ft. The proposed net increase in total gross area is 259 sq. ft. The scope of work includes the remodel of 647 sq. ft. south patio enclosure and decking; an approximately 731 sq. ft. reduction in the second floor; construction of a 382 sq. ft. north second floor deck and a 455 sq. ft. roof deck; interior remodel and reconfiguration of the existing restaurant; and exterior improvements to the façade including the replacement of existing signage and marquee. The proposed project will result in an approximately 1,766 sq. ft. increase in public service area. No change to the existing building footprint is proposed.

at: 256 Santa Monica Pier, Santa Monica (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

Marlene Alvarado  
Coastal Program Analyst

cc: Commissioners/File