

**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



# W12

**Prepared December 06, 2021 (for the December 15, 2021 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 December 2021**

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 December 15, 2021. 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 December 15th.

With respect to the December 15th 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 December 15, 2021 (see attached)**

---

## **Waivers**

- 5-21-0367-W, Concrete walls and fence (Venice)
- 5-21-0531-W, Accessory Dwelling Unit (Venice)
- 5-21-0532-W, Accessory Dwelling Unit (Venice / Marina Del Rey)
- 5-21-0740-W, New roof deck and addition (Hermosa Beach)

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
301 E. Ocean Blvd., Suite 300  
Long Beach, California 90802-4830  
Ph (562) 590-5071 Fax (562) 590-5084  
[Www.Coastal.Ca.Gov](http://www.Coastal.Ca.Gov)



November 22, 2021

## **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:** 5-21-0367-W**Applicant:** Juliette Cummins**Location:** 2419 S. Ocean Front Walk, Venice, City of Los Angeles (Los Angeles County) (APN(s): 4226-017-006)

**Proposed Development:** Construction of a 3.5-foot-high wall topped with tempered, bird-safe glass in the front (seaside) yard with a maximum height of 6 feet and a 1-foot setback from the front (seaside) property line. The proposed project also includes the construction of 8-foot-high wall along the side yard and rear yard. The glass railings will be maintained as bird safe glass with UV-reflective glazing that is visible to birds for the life of development.

**Rationale:** The subject site is a 2,521-sq. ft. oceanfront lot that abuts the Venice Boardwalk (Ocean Front Walk). The proposed project has been reviewed and approved by the City of Los Angeles Planning Department and Zoning Administrator (Case No. DIR-2019-2528-CDP and ZA-2019-5246-F). The City's approval includes a zoning variance for the over-in-height fence in the side and rear yard. The proposed development will not encroach into the public right-of-way. The proposed project will not adversely impact visual or coastal resources, public access, or public recreation opportunities. It is consistent with past Commission actions in the area and with Chapter Three policies of the Coastal Act, and it will not prejudice the City's ability to prepare a Certified Local Coastal Plan (LCP).

This waiver will not become effective until reported to the Commission at its **December 15-17, 2021** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Marlene Alvarado  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CALIFORNIA 90802-4830  
PH (562) 590-5071 FAX (562) 590-5084  
WWW.COASTAL.CA.GOV



December 1, 2021

**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:** 5-21-0531-W

**Applicant:** Aber Whitcomb and David Olson

**Location:** 205 E. North Venice Blvd., Venice (Los Angeles County) (APN: 4238023001)

**Proposed Development:** Conversion of a 455 sq. ft. ground floor storage room into an accessory dwelling unit (ADU) within an existing two-story duplex. Four parking spaces will be maintained, and one new on-site parking space will be provided for a total of five parking spaces.

**Rationale:** The project site is located on a developed 3,071 sq. ft. corner lot designated Medium Residential in the City's certified LUP, and the proposed project conforms to the permitted uses and development standards for that zone. The project is also located in the North Venice Subarea of the Venice Specific Plan within the Dual Permit Jurisdiction of the coastal zone. The City approved Local Coastal Development Permit No. DIR-2021-371-CDP-MEL for the project on May 26, 2021. Adequate measures to address water quality have been incorporated into the design and construction of the project. The project will not result in additional impervious area on the lot. 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. Additionally, the proposed development 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 **December 15-17, 2021** 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

Mandy Revell  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CALIFORNIA 90802-4830  
PH (562) 590-5071 FAX (562) 590-5084  
WWW.COASTAL.CA.GOV



December 1, 2021

**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:** 5-21-0532-W

**Applicant:** Mario Tosi

**Location:** 28 West Outrigger Street, Venice/Marina del Rey (Los Angeles County) (APN: 4294-004-049)

**Proposed Development:** Conversion of a ground floor gym/storage room into a 484 sq. ft. accessory dwelling unit (ADU) within an existing four-story, 6,220 sq. ft., six-unit apartment building. Ten on-site parking spaces will be maintained, and no work is proposed to the exterior of the existing structure.

**Rationale:** The project site is located on a developed 5,112 sq. ft. lot designated Low-Medium II Residential in the City's certified LUP, and the proposed project conforms to the permitted uses and development standards for that zone. The project is also located in the Marina Peninsula Subarea of the Venice Specific Plan within the Dual Permit Jurisdiction of the coastal zone. The City approved Local Coastal Development Permit No. DIR-2019-4205-CDP-SPP-MEL for the project on May 26, 2021. The project will not result in additional impervious area on the lot. 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. Additionally, the proposed development 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 **December 15-17, 2021** 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

Mandy Revell  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CALIFORNIA 90802-4830  
PH (562) 590-5071 FAX (562) 590-5084



November 24, 2021

## **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:** 5-21-0740-W      **Applicant:** Kate & Leonard Hirsh  
**Location:** 445 Gould Ave, Hermosa Beach, Los Angeles County (APN: 4181-006-022)

**Proposed Development:** Addition of 706 sq. ft. to first and second floor of existing two-story, 24'8"-tall, 1,710 sq. ft. single-family residence, as well as construction of a new 1,065 sq. ft. roof deck and installation of new exterior doors and windows. 3'8"-tall steel and wood deck railing will be installed along perimeter of roof deck. The maximum height of the existing structure will not change. No grading proposed.

**Rationale:** The project results in greater than 50% alteration to the structural aspects of the existing roof and is therefore considered new development. The subject site is located in an urbanized neighborhood approximately 0.3 miles inland of the beach, and is not located between the sea and first public road. The project conforms to the 25-foot height limit and setback requirements for the R-1 zone, as designated by the certified Hermosa Beach Land Use Plan (LUP). There will be no additional impacts to public coastal views in the area. Likewise, the proposed project will not reduce existing onsite parking or restrict access to 28<sup>th</sup> Court. Drainage will be directed from the new roof deck via scuppers, gutters, leaderheads, and downspouts onto side yards and permeable surfaces. Runoff will be managed using an infiltration system and a sump pump to direct treated overflow into the public storm drain. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. Where landscaping is proposed, native and non-invasive, drought-tolerant vegetation will be planted. Therefore, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program, will not adversely impact coastal access, coastal resources, public recreation or coastal views, 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 **December 15-17, 2021** 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

Shahar Amitay  
Coastal Program Analyst

cc: Commissioners/File