

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



TH12

Prepared April 29, 2021 (for the May 13, 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 May 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 May 13, 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 May 13th.

With respect to the May 13th 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 May 13, 2021 (see attached)

Waivers

- 5-20-0587-W, Todd Taugner (Hermosa Beach)
- 5-21-0020-W, Palisades Avenue LLC (Santa Monica)
- 5-21-0021-W, Palisades Trust (Santa Monica)
- 5-21-0038-W, Andrew & Shannon Kenney (Hermosa Beach)
- 5-21-0084-W, Ryan Dorff, Demolition of an existing single family (Hermosa Beach)
- 5-21-0264-W, Amy & James Manion (Hermosa Beach)
- 5-20-0599-W, Ballona Creek Trash Interceptor Pilot Project (Los Angeles)

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April 26, 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: 5-20-0587-W**Applicant:** Todd Taugner**Location:** 230 24th Street, Hermosa Beach, Los Angeles County (APN: 4182-016-023)

Proposed Development: Convert a 239 sq. ft. storage area above a detached garage associated with a 3,315 sq. ft. single-family residence into a junior accessory dwelling unit (JADU). No work is being proposed to the primary residence. The project would retain all existing onsite parking.

Rationale: The project site is located in an urbanized neighborhood located 0.1 mi. inland from the beach and landward of the first public road parallel to the sea. The proposed project would not alter the height, mass, or scale of the existing single-family residence or the detached garage, nor would the project remove any existing residential units. The project would not remove any onsite parking, and thus would not adversely impact public coastal access in the area. Furthermore, the project would have no impact on public coastal views, community character, or marine resources. 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 May 12-14, 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.

Sincerely,

John Ainsworth
Executive Director

Amrita Spencer
Coastal Program Analyst

cc: Commissioners/File

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April 26, 2021

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Coastal Act Section 30624.7**

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Waiver: 5-21-0021-W**Applicant:** Palisades Trust**Location:** 305 Palisades Ave, Santa Monica, Los Angeles County (APN:4293-015-016)

Proposed Development: After-the-fact demolition of a 3,629 sq. ft., single-family home and the construction of a new 2,573 sq. ft., 2-story, approximately 24 ft. high, single-family dwelling with a detached 490 sq. ft., single-story, accessory structure consisting of a patio, restroom and storage space and 2 parking spaces accessed from the rear alley on a 17,500 sq. ft. lot.

Rationale: The project site is located 0.25 mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is designated as Single Family Residential in the North Side Residential subarea of the City's certified LUP and meets designated height and development standards. The project will provide two parking spaces and is sited near a high-quality transit corridor (Lincoln Blvd.). New landscaping includes non-invasive and low water use plants. The applicant provided construction best management practices and drainage plans for a catch basin with a sump pump and trench drains. The proposed project will not have any adverse impacts on coastal resources, public access, or public recreation opportunities. The Santa Monica Planning and Zoning Division's AIC was approved on January 4, 2021. 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 **May 12 - 14 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

Jennifer Doyle
Coastal Program Analyst

CC: File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Occan Blvd., Suite 300
Long Beach, CA 90802-4830
(562) 590-5071



April 27, 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: 5-21-0038-W**Applicant:** Andrew and Shannon Kenney**Location:** 3112 Hermosa Ave., Hermosa Beach, Los Angeles County (APN: 4181-030-004)**Proposed Development:** Demolition of a two-story, 2,150 sq. ft. single-family residence; construction of a new four-story (including a habitable basement), 35-ft. high, 4,069 sq. ft. single-family residence as well as a 2-car attached garage, one uncovered guest parking space, and roof deck on a 2,410 sq. ft. lot.

Rationale: The project site is located 210 feet 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 residential neighborhood and is designated as R-3 (Multi Family Residential) by the Hermosa Beach Land Use Plan (LUP). Consistent with the certified LUP's parking requirements for residential development, the 2-car attached garage and guest parking space will be accessed through an existing alley, Palm Drive, which will not result in the removal of any on-street public parking spaces and is consistent with previous Commission-approved projects in Hermosa Beach. The proposed project is consistent with the height and setback limitations set forth in the certified LUP. The proposal to divert stormwater runoff to catch basin with filter inserts, an on-site infiltration pit and sump pump is consistent with the water quality policies of the Coastal Act. Construction best management practices include the use of sandbags and silt fences to control erosion during construction. The proposed grading includes 850 cubic yards of cut and export to a depth of 6 to 13 feet below grade. The applicant's geotechnical investigation did not encounter groundwater at a depth of 22 feet below grade. Dewatering is not expected or proposed and any future proposal to dewater will require a coastal development permit and discharge permit from the Water Board and/or Sanitation District. 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 development is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act. Also, the project will not prejudice the ability for the City of Hermosa Beach to develop a Local Coastal Program that is consistent with the Coastal Act.

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

Sincerely,

John Ainsworth
Executive Director

Jennifer Doyle
Coastal Program Analyst

cc: File

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April 27, 2021

**COASTAL DEVELOPMENT PERMIT DE MINIMIS WAIVER
COASTAL ACT SECTION 30624.7**

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Waiver: 5-21-0084-W**Applicant:** Ryan Dorff**Location:** 2481 Valley Drive, Hermosa Beach, Los Angeles County (APN: 4182-026-002)**Proposed Development:** Demolish a two-story, 1,616 sq. ft. single-family residence and accessory structure. Construct a new 3-story, 4,913 sq. ft., 25 ft. high, single-family dwelling with an attached 2-car garage and 1 guest parking space on a 6,640 sq. ft. lot.**Rationale:** The project site is located 0.38 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 residential neighborhood and is designated R-1A under the Hermosa Beach Land Use Plan (LUP). Three onsite parking spaces will be provided, consistent with the certified LUP's parking requirements and no public parking will be impacted. The applicant provided grading and site drainage plans that include downspouts, area drains, and a catch basin. Additionally, the applicant provided an erosion and sediment control plan which uses silt fences, sandbag barriers, and water conservation practices. The proposed project is consistent with the height and setback limitations set forth in the certified LUP. The proposed grading includes 430 cubic yards of cut and 105 cubic yards of fill, resulting in an export of 325 cubic yards. 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 development is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act. Also, the project will not prejudice the ability for the City of Hermosa Beach to develop a Local Coastal Program that is consistent with the Coastal Act.

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

Sincerely,

John Ainsworth
Executive Director

Jennifer Doyle
Coastal Program Analyst

cc: File

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April 26, 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: 5-21-0264-W

Applicant: James & Amy Manion

Location: 442 Manhattan Ave, Hermosa Beach, Los Angeles County (APN: 4188-010-057)

Proposed Development: After-the-fact removal of stairs and a rooftop pedestrian bridge, conversion of 75 sq. ft. of second floor deck area to habitable area, and conversion of 274 sq. ft. of existing first floor storage area into an Accessory Dwelling Unit (ADU) within an existing three-story, 30 ft. high, 1,539 sq. ft. condominium. No change to height of structure or landscaping is proposed. The property consists of two detached condominium units. The subject condominium unit fronts Bayview Drive and the other condominium unit fronts Manhattan Avenue. No work is proposed to the unit fronting Manhattan Ave.

Rationale: The subject site is a 2,906 square foot inland lot designated as multi-family residential (R3) in the City of Hermosa Beach. Two (2) parking spaces will be retained for each duplex unit, in compliance with the Commission's residential parking requirements. The ADU conversion would occur within the existing building area, so there would be no change to overall height or footprint of structure. Therefore, the proposed development will not adversely impact coastal access, coastal resources, public recreation or coastal views, and will not prejudice the City's ability to prepare a Certified Local Coastal Program, 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 **May 12-14, 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
Environmental Services Intern

cc: Commissioners/File

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April 28, 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: 5-20-0599-W**Applicant:** Los Angeles County Public Works**Location:** Ballona Creek (seaward of Ballona Creek Bridge), City of Los Angeles, Los Angeles County.

Proposed Development: Deploy a floating, automated trash interceptor system that is fully solar powered near the mouth of the Ballona Creek. The system will be moored to the Ballona Creek North and South Jetties and will be in-place as a pilot program for three years.

Rationale: The project site is located in the City of Los Angeles, between the communities of Marina del Rey and Playa del Rey, approximately 1.5 miles west of Pacific Coast Highway and 0.5 mile east of the Santa Monica Bay. The project site is characterized by a wide, concrete embankment of Ballona Creek channel trending from east-northeast (upstream) toward the west-southwest (downstream). The location is zoned Open Space (OS-1XL) by the City of Los Angeles Municipal Code. The project will deploy a floating, automated trash interceptor system near the mouth of Ballona Creek where it enters the Pacific Ocean. The purpose of the pilot project is to test the efficiency of the system in capturing and collecting floating trash and debris in Ballona Creek and preventing it from entering and polluting the ocean. The system is composed of a steel catamaran hull, trash boom barriers that extend off the vessel to guide trash and marine debris onto a low-speed conveyor built on the vessel, and a shuttle that distributes trash into six trash receptacles located at the top of the barge. When the trash receptacles are almost full, an automatic message will be sent to local operators to remove the waste and bring it to a solid waste facility, outside the Coastal Zone. The system will be approximately 25.9 feet wide x 77.6 feet long x 19.4 feet high. 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 **May 12-14, 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

Christine Pereira
Coastal Program Analyst

cc: File