

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 May 26, 2021 (for the June 11, 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 June 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 June 11, 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 June 11th.

With respect to the June 11th 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 June 11, 2021 (see attached)

Waivers

- 5-21-0063-W, 336 Adelaide Dr (Santa Monica)
- 5-21-0265-W, Scott Manclark (Hermosa Beach)
- 5-21-0272-W, The Sean Phillips & Shari E Phillips Revocable Living Trust (Santa Monica)

Emergency Permits

- G-5-21-0017, City of Los Angeles, Bureau of Engineering, Dept. of P.W.

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May 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: 5-21-0063-W

Applicant: DIS Trust, Attn: Noah Riley

Location: 336 Adelaide Dr, Santa Monica (Los Angeles County) (APN(s): 4293002012)

Proposed Development: Partial conversion of existing 618 sq. ft. three-car garage into a 374 sq. ft. Junior Accessory Dwelling Unit at the rear of a 5,720 sq. ft. single-family residence. A 244 sq. ft. one-car garage space and two uncovered parking spaces on the lot will be maintained. The unit includes one new efficiency kitchen with sink and hot plate and will share the sanitation facilities with the main house. No structural work, no changes to the height, and no new landscaping is proposed.

Rationale: The subject site is located 0.3 miles from the inland extent of the beach and not located between the first public road and the sea, nor within 300 feet of the inland extent of any beach or the mean high tide of the sea. The project site is within the developed North Side residential neighborhood designated for Medium Density Residential use in the City of Santa Monica certified Land Use Plan. A previous exemption request (5-96-016-X) granted the addition of two studios and a guesthouse with bathrooms above the existing three-car garage. The project does not propose any changes to the existing 5,720 sq. ft. single-family structure or the two existing studio units and guesthouse. The proposed project 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, Chapter 3 policies of the Coastal Act, and the certified Santa Monica LUP.

This waiver will not become effective until reported to the Commission at its **June 9-11, 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

Carol Socorro Martinez
Environmental Services Intern

cc: Commissioners/File

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Waiver: 5-21-0265-W

Applicant: Scott Manclark

Location: 232 28th Street, Hermosa Beach, Los Angeles County (APN: 4181-023-012)

Proposed Development: Removal of a 2nd-floor pedestrian catwalk and conversion of 560 sq. ft. of existing living area into an Accessory Dwelling Unit (ADU) on second floor of an existing two-story, 30 ft. high, 820 sq. ft. rear detached structure containing 2-car garage on first floor. Internal modifications include addition of kitchen appliances and fixtures. No change to height of structure or parking allotment is proposed. The property consists of the subject structure in rear of lot facing 28th Court with direct driveway access, as well as 1,320 sq. ft. main duplex structure fronting 28th Street currently connected by catwalk. No work other than removal of catwalk and installation of window is proposed to the duplex fronting 28th Street.

Rationale: The subject site is a 2,407 square foot inland lot designated as two-family residential (R2) in the City of Hermosa Beach with permissible ADU use. 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 **June 9-11, 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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May 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: 5-21-0272-W

Applicant: The Sean Phillips & Shari E. Phillips Revocable Living Trust

Location: 2526 5th Street, Santa Monica, Los Angeles County (APN: 4287-007-007)

Proposed Development: Demolition of existing one-story, 12-foot-tall, 1,092 sq. ft. single-family residence with detached 350 sq. ft., 2-car garage and 300 sq. ft. accessory structure (i.e., “workshop”) in rear. In place, the construction of a two-story, 24’2”-tall, 1,843 sq. ft. single-family residence with 470 sq. ft., 2-car garage and 2-story, 999 sq. ft. “Accessory Dwelling Unit (ADU)” in rear is proposed. The new structures will be built on slab foundation and include the removal of 328 sq. ft. of pavement and replacement of 20 sq. ft. of scrub vegetation.

Rationale: The proposed project, which is located on a 5,306 sq. ft. lot one-half mile inland of the beach, has received an Approval in Concept from the City of Santa Monica (4/15/21), and is consistent with the OP-2 (Low-Density Multiple Residential) zoning designation and the surrounding land uses. The existing structure has not been deemed by any local or state jurisdiction to be important to the history, architecture, or culture of the area, and the structure is not listed on any register of historic structures. The proposed development will have three parking spaces and retain original location of driveway and access to rear alley. The new garage, ADU, and SFD structures will be likewise constructed in approximate position relative to the original structures, with additional floor and expanded living area. All proposed landscaping features native or non-native drought tolerant non-invasive species. The graded material will be exported to a City-approved dirt excavation dump site outside of the coastal zone. Construction will also not have any adverse impacts on noise or traffic circulation for nearby school and park. 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 **June 9-11, 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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**COASTAL DEVELOPMENT PERMIT
EMERGENCY PERMIT**

Issue Date: April 2, 2021
Emergency Permit No. G-5-21-0017

APPLICANT:

City of Los Angeles
P.O. Box 92216
Los Angeles, CA 90009

LOCATION OF EMERGENCY WORK:

SITE 1: PUBLIC RIGHT OF WAY JUST WEST OF VISTA DEL MAR,
APPROXIMATELY 700 FEET NORTH OF THE CENTERLINE OF IMPERIAL
HIGHWAY.

SITE 2: PUBLIC RIGHT OF WAY JUST WEST OF VISTA DEL MAR,
APPROXIMATELY 3,530 FEET NORTH OF THE CENTERLINE OF IMPERIAL
HIGHWAY.

SITE 3: PUBLIC RIGHT OF WAY JUST WEST OF VISTA DEL MAR,
APPROXIMATELY 6,550 FEET NORTH OF THE CENTERLINE OF IMPERIAL
HIGHWAY.

WORK PROPOSED:

Install emergency pipe, timber planks, and slurry retaining structures on the bluff-face seaward of Vista Del Mar to temporarily mitigate washouts caused by slope erosion until a permanent repair can be designed and constructed to support the street and utilities within the roadway. Site 1A is proposed to be 28-feet long, and 4-feet high; Site 1B is proposed to be 25-feet long, and 5-feet high; Site 2 is proposed to be 22-feet long, and 4 to 7.5 feet high; and Site 3 is proposed to be 37-feet long, and 5-feet high. The pipes shall be 3-inch diameter (ID) galvanized steel posts and shall be driven approximately 11 feet below the existing grade. The boards shall be 2-inch thick planks with a maximum height of 12 inches for each board. The boards shall be bolted to the posts, and slurry backfill will be placed behind the timber planks. The pipes and boards shall be installed to provide a minimum of 2 inches of free board above the proposed final grade on the slope. Multiple levels of benches may be required if the retained height exceeds approximately 5-feet. All work will be done below the road elevation. Erosion control measures include use of sandbags and straw wattles and covering of erosion susceptible slopes during the period of work. The temporary structure will be visible from the beach looking up toward Vista Del Mar. Public beach access will not be impacted by this project. Without the proposed emergency work, the roadway is in danger of developing sinkholes.

EMERGENCY PERMIT

PERMIT RATIONALE:

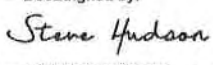
This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of roadway undermining and sinkhole danger due to bluff erosion requires immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

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

Sincerely,

John Ainsworth
Executive Director

DocuSigned by:

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By: Steve Hudson
District Director

CONDITIONS OF APPROVAL:

EMERGENCY PERMIT

1. Prior to commencement of emergency work, the applicant shall provide revised plans, for review and approval of the Executive Director, that show the 5-foot high chain link fence along Vista del Mar is replaced with a maximum 42-inch high fence using a visually permeable materials/design such as, but not limited to, wrought iron fencing or post and cable.
2. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days. 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.
3. The work authorized by this permit must be completed within 45 days of the date of this permit (i.e., by May 17, 2021).
4. Within 60 days of the date of this permit (i.e., by June 1, 2021) the permittee shall apply for a regular Coastal Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit (i.e., by August 30, 2021), unless this requirement is waived in writing by the Executive Director.
5. Any additional work requires separate authorization from the Executive Director. 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.
6. This permit does not obviate the need to obtain necessary authorizations and /or permits from the other agencies (i.e. CA Dept. of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Land Commission.)

If you have any questions about the provisioning of this emergency permit, please call the Commission at the address and telephone number listed on the first page.

CALIFORNIA COASTAL COMMISSION

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



EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Permit No. G-5-21-0017

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 working days from the permit's date.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular Coastal Development Permit is necessary to make it permanent. A regular coastal development permit will be obtained for the work undertaken pursuant to this permit as part of an ongoing plan, CDP application, resolution to the violation or otherwise. A regular permit will be subject to all the provisions of the California Coastal Act and may be conditioned accordingly.

Signature of Property Owner or
Authorized Representative

Name

Address

Date