

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
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W13

Prepared June 23, 2021 (for the July 07, 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 July 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 July 07, 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 July 7th.

With respect to the July 7th 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 July 07, 2021 (see attached)

Waivers

- 5-21-0150-W, Luc Berne (Santa Monica)
- 5-21-0151-W, Luc Berne (Santa Monica)
- 5-21-0321-W, Brian & Elissa Katz Revocable Living Trust (Hermosa Beach)

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June 22, 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: 5-21-0150-W **Applicant:** Luc Berne
Location: 647 Navy St, Santa Monica, Los Angeles County (APN: 4287-035-025)

Proposed Development: After-the-fact demolition of a 1,211 sq. ft. single-family residence and detached 200 sq. ft. garage on 4,000 sq. ft. lot, and consequent subdivision into two, 2,000 sq. ft. lots. Construction of a two-story, 27-foot-tall, 1,806 sq. ft. single-family residence and attached 362 sq. ft., one-car garage and one uncovered parking space in rear. The new structure will be built on a new foundation (footings, stem walls, and piers) and include 181 Cu. Yds. of excavation and grading, as well as addition of 862 sq. ft. of pervious pavers and landscaping.

Rationale: The subject site is a 2,000 square foot lot located approximately 0.6 miles from the beach and is not located between the sea and the first public road. It is within a developed residential neighborhood, designated Ocean Park Single Family Residential (OP-1) by the City's Land Use Plan (LUP). The proposed project provides adequate parking and alley access based on the Commission's standard of two (2) parking spaces per residential unit. Directing site runoff to permeable areas is consistent with the policies of the Coastal Act. Drainage will be directed from sloped roof and impervious patio surfaces to permeable pavers and catch basins along front and side yards. Water-efficient, non-invasive landscaping is proposed. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. The project is also consistent with the character of the surrounding area. 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 **July 7-8, 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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Waiver: 5-21-0151-W **Applicant:** Luc Berne
Location: 645 Navy St, Santa Monica, Los Angeles County (APN: 4287-035-024)

Proposed Development: After-the-fact demolition of a 1,211 sq. ft. single-family residence and detached 200 sq. ft. garage on 4,000 sq. ft. lot, and consequent subdivision into two, 2,000 sq. ft. lots. Construction of a two-story, 27-foot-tall, 1,806 sq. ft. single-family residence and attached 362 sq. ft., one-car garage and one uncovered parking space in rear. The new structure will be built on a new foundation (footings, stem walls, and piers) and include 181 Cu. Yds. of excavation and grading, as well as addition of 862 sq. ft. of pervious pavers and landscaping.

Rationale: The subject site is a 2,000 square foot lot located approximately 0.6 miles from the beach and is not located between the sea and the first public road. It is within a developed residential neighborhood, designated Ocean Park Single Family Residential (OP-1) by the City's Land Use Plan (LUP). The proposed project provides adequate parking and alley access based on the Commission's standard of two (2) parking spaces per residential unit. Directing site runoff to permeable areas is consistent with the policies of the Coastal Act. Drainage will be directed from sloped roof and impervious patio surfaces to permeable pavers and catch basins along front and side yards. Water-efficient, non-invasive landscaping is proposed. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. The project is also consistent with the character of the surrounding area. 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.

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Waiver: 5-21-0321-W **Applicant:** The Brian & Elissa Katz Revocable Living Trust

Location: 24 5th St, Hermosa Beach, Los Angeles County (APN: 4118-005-009)

Proposed Development: Demolition of an existing one-story, 1,111 sq. ft. single-family residence and detached two-car garage on a 2,848 sq. ft. lot in the R-3 zone. Construction of a three-story, 30-foot-tall, 5,062 sq. ft. single-family residence and attached 348 sq. ft., two-car garage and guest parking space in rear. The new structures will be built on slab foundation and include 105 Cu. Yds. of excavation and grading (exported outside of Coastal Zone), as well as removal and replacement of 37.7 sq. ft. of landscaped areas.

Rationale: The proposed project is located approximately 150 feet inland of the public beach, but not located between the sea and the first public road. The new structure is replacing an existing residential structure, and is compliant with the permitted uses for an R-3 multi-family residential designation. The proposed project conforms to the City of Hermosa Beach Certified Land Use Plan (LUP) standards of a maximum 35-foot height limit above grade. The proposed 5-foot front and 3-foot side-yard setbacks conform to the LUP standards. The proposed three on-site parking spaces provide adequate parking consistent with the development requirements of both the City's Certified LUP and previous projects the Commission has approved in Hermosa Beach. The property fronts a walk street that provides public access to the beach. In rear, the allotted parking spaces will have direct curb access to a parallel 22-foot-wide right-of-way. Rooftop will be sloped at 2% from ridge and direct drainage into three open trellises that will allow outflow onto catch basins along side yards that empty via downspouts, pipes, emitters, and gutters into a sump pump and cistern tank (located in the southwestern corner of the site) before entering the main storm drain system along sewer laterals and main lines. 56.7% of open space areas will be permeable, and will include drought-tolerant, non-invasive vegetation. Storm runoff and erosion control measures, such as sandbag barriers, silt fences, and (non)vegetated stabilization will minimize backflow during and after construction. 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 **July 7-8, 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.

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