

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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F15

Updated October 04, 2022 (for the October 14, 2022 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 October 2022**

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 October 14, 2022. 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 October 14th.

With respect to the October 14th 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 October 14, 2022 (see attached)

Waivers

- 5-22-0143-W, Ben Ansari/James Lindsay (Santa Monica)
- 5-22-0389-W, Remodel & room addition (Hermosa Beach)
- 5-22-0430-W, Existing single home (Hermosa Beach)
- 5-22-0495-W, Mal Hermosa, LLC (Hermosa Beach)
- 5-22-0530-W, Home remodel (Hermosa Beach)
- 5-22-0601-W, 407 Almar LLC (Pacific Palisades)
- 5-22-0703-W, Demo and replace SFR (Hermosa Beach)
- 5-22-0456-W, Major Remodel single family home (Santa Monica)
- 5-22-0568-W, Kinfolk Dudley Rose, LLC (Venice)

Immaterial Amendments

- 5-17-0541-A1, Pacific Palisades Real Estate LLC, (Pacific Palisades)

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September 28, 2022

**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: 5-22-0143-W**Applicant:** Kinfolk Dudley Rose, LLC**Location:** 216 Ashland Ave., Santa Monica, Los Angeles County (APN:4288-004-002)

Proposed Development: Convert an existing one-story, 12-foot-high 385 square-foot detached garage into one 340 square-foot ADU and provide two parking spaces in the driveway on a property with an existing four-unit apartment building on a 3,505 square-foot lot.

Rationale: The project site is located approximately 0.20 mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The Santa Monica Planning Division's AIC was approved on November 30, 2021. The lot is designated as Low Density Multiple Residential in the Ocean Park subarea of the City's certified Land Use Plan (LUP) and in the OP2 zone of the City's uncertified zoning code. The existing two-car garage was built circa 1932 and is non-conforming as to the current Santa Monica garage dimension requirements. The applicant proposes to maintain two parking spaces in the driveway, which is the only alternative option for on-site parking as the rest of the site is built out. Thus, 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. Furthermore, 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 **October 12-14, 2022** 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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September 28, 2022

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: 5-22-0389-W

Applicant: Rebecca Griley

Location: 31 8th Street, Hermosa Beach, Los Angeles County (APN: 4187002016)

Proposed Development: Remodel and addition to an existing 1,326 sq. ft., two-story, single-family residence, including: 1) a 582 sq. ft. first-floor addition; 2) a 682 sq. ft. second-floor addition; a 469 sq. ft. deck above the garage; and 4) a 1,280 sq. ft. roof structure to incorporate the new additions. The project will result in a two-story, 2,600 sq. ft. single-family residence. No grading is proposed, and the project will incorporate low-water use plants in planters.

Rationale: The project is located approximately 200 ft. inland of the beach, landward of the first public road parallel the sea, in a developed residential neighborhood. The project site consists of a pre-coastal single-family residence developed on a 2,851 sq. ft. lot designated R-2 by the certified Hermosa Beach Land Use Plan (LUP). The project would maintain one residential unit onsite. The height and setbacks of the remodeled residence would be consistent with the LUP. No public coastal views would be impacted by the project. The project proposes to maintain the three existing on-site parking spaces and is not proposing curb cuts, so public access would not be impacted. The proposed project is compatible with the character of the surrounding development, and will not adversely impact coastal resources, public access, or public recreation opportunities. It is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act and will not prejudice the City's ability to prepare a Certified Local Coastal Program that is consistent with the Coastal Act Chapter 3 policies.

This waiver will not become effective until reported to the Commission at its **October 12-14, 2022** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Executive Director
cc: Commissioners/File

Amrita Spencer
District Supervisor

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September 28, 2022

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: 5-22-0430-W **Applicant:** Michael La Caze Trust

Location: 208 8th Street, Hermosa Beach, Los Angeles County (APN: 4187022016)

Proposed Development: Demolish an existing 600 sq. ft. single-family residence and construct a new three story plus basement, 30 ft. tall, 1,380 sq. ft. single-family residence with a roof deck and attached 778 sq. ft. accessory dwelling unit located in the basement. Project includes 441 cu. yd. of grading and noninvasive, drought-tolerant plantings.

Rationale: The project is located approximately 800 ft. inland from the beach and landward of the first public road parallel to the sea in an urbanized neighborhood. The project site is developed with a pre-coastal single-family residence on a 1,313 sq. ft. lot zoned R-3 under the certified Land Use Plan (LUP). The proposed project would maintain one residential unit onsite. The project site is not within the first line of development and is not vulnerable to groundwater-induced flooding. The proposed height and setbacks are consistent with the LUP requirements, and three onsite parking spaces would be provided with access via the Bayview Street alleyway. Downspouts, catch basins, an Ecorain tank, and a sump pump would redirect and treat runoff onsite before release into the public storm drain system. 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. In addition, the project would not prejudice the ability of the City of Hermosa Beach to develop a Local Coastal Program that is consistent with the Coastal Act Chapter 3 policies.

This waiver will not become effective until reported to the Commission at its **October 12-14, 2022** 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
District Supervisor

cc: Commissioners/File

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September 28, 2022

**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: 5-22-0495-W**Applicant:** MAL Hermosa, LLC**Location:** 125 1st Court, Hermosa Beach, Los Angeles County (APN:4188-014-043)

Proposed Development: Demolition of an existing detached duplex containing a 1-story 857 sq. ft. unit and a 554 sq. ft. second unit over a two-car garage; the construction of a 3-story 30-foot-high residential structure containing two condominium units on a 2,850 sq. ft. lot; the widening of the existing driveway apron on 1st St. and the relocation of the fire hydrant on 1st St. to retain an on-street parking space. Unit A consists of 1,943 sq. ft. of habitable area, a roof deck, two-car garage and two guest parking spaces. Unit B consists of 1,842 sq. ft. of habitable area, a roof deck, two-car garage and one guest parking space.

Rationale: The project site is a R-3 zoned lot located in an urbanized area approximately 400 feet inland of the beach and landward of the first public road parallel to the sea. The Hermosa Beach Planning department's AIC was approved on May 25, 2022. Both condominium units meet the certified LUP's parking requirements for residential development. The applicant proposes to widen an existing driveway apron which in turn would remove an existing on-street parking space. To prevent the loss of the one on-street parking space, the applicant also proposes to relocate an existing fire hydrant located approximately 37 feet west of the proposed development to a new location next to the widened driveway apron. The relocation of the fire hydrant generates one new on-street parking space approximately 17 feet west of the proposed development where parking was unavailable due to the fire hydrant's location. The applicant has received approval from the City's Public Works department, County of Los Angeles Fire Department and CalWater for the relocation of the fire hydrant. Therefore, the proposed development will not affect public access in the area. The project site does not offer public coastal views and therefore, the proposed development will not affect visual coastal resources. Water quality will be maintained using downspouts with filtration baskets, area drains with grates, atrium grates and a sump pump to treat runoff onsite before it is directed to the public storm drain system. The applicant proposes a total of 65 cubic yards of export to a disposal site outside of the coastal zone. Thus, 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. Furthermore, the proposed project will not prejudice the ability for the City of Hermosa Beach 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 **October 12-14, 2022** 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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September 28, 2022

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: 5-22-0530-W **Applicant:** Ocampo Investments, LLC (Attn: Peter Ocampo)

Location: 2415 Myrtle Ave, Hermosa Beach, Los Angeles County (APN: 4182-013-032)

Proposed Development: Addition of 132.5 sq. ft. to first and second floor of existing two-story, 24'2"-tall, 3,877 sq. ft. single-family residence, recladding of exterior walls, and demolition and replacement of entire roof. The height of the existing structure will decrease by approximately 0.37 ft. Project includes 10 cu. yds. of cut and export of soil.

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 700 feet 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 adverse impacts to public coastal views in the area. Likewise, the proposed project will not reduce existing onsite parking or restrict access to Myrtle Ave. Drainage will be directed from the new roof 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. The existing basement base floor elevation is anticipated to be above the projected groundwater table throughout the expected life span of the structure. 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 **October 12-14, 2022** 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

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Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-22-0601-W **Applicant:** 407 Almar LLC
Location: 401 & 407 Almar Ave, Pacific Palisades, Los Angeles, Los Angeles County (APNs: 4414-006-009 & 4414-006-010)

Proposed Development: Demolition of an existing 1,139 square-foot single-family dwelling and 606 sq. ft. detached two-car garage at 401 Almar Ave, and demolition of a swimming pool/spa at 407 Almar Ave.

Rationale: The subject site is comprised of two contiguous, flat lots measuring 9,024 sq. ft. (401 Almar) and 10,749 sq. ft. (407 Almar), respectively, inland of Puerto Del Mar and located approximately 100 ft. from the nearest coastal bluff edge and 1,000 ft. from Will Rogers State Beach, in an established residential area of Pacific Palisades, City of Los Angeles. The lots are designated as low-density (R1-1) residential use in the City's uncertified zoning code. To protect water quality, the applicant has proposed construction responsibilities and debris removal measures, post-construction best management practices, and adequate drainage measures redirecting runoff onto permeable surfaces within the lots and away from the bluff. Where landscaping is proposed, native and non-invasive, drought-tolerant vegetation will be planted. Therefore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, 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 **October 12-14, 2022** 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

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September 28, 2022

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Waiver: 5-22-0703-W **Applicant:** Jeffrey Ackermann

Location: 505 Gould Ave, Hermosa Beach, Los Angeles County (APN: 4181-004-003)

Proposed Development: Demolition of an existing 1,219 sq. ft. single-family residence and construction of new two-story, 2,533 sq. ft. single-family residence with an attached 417 sq. ft. two-car garage and two unenclosed guest parking spaces. 38 cu. yds. of grading (19 cu. yds. of cut and 57 cu. yds. of fill) proposed.

Rationale: The subject site is a 3,276 sq. ft. lot located in an urbanized neighborhood approximately 1/3-mile 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). The project will not result in the loss of residential density. There will be no adverse impacts to public coastal views in the area, and the development is consistent with the character of the surrounding development. Likewise, the proposed project will not reduce existing onsite parking or restrict access to the public right-of-way. Drainage will be directed from the new roof 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 **October 12-14, 2022** 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

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September 28, 2022

**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: 5-22-0456-W**Applicant:** Joshua Young**Location:** 724 Strand St., Santa Monica, Los Angeles County (APN:4289-001-005)

Proposed Development: Major remodel of a 1-story 690 sq. ft. single-family residence into a 2-story, approx. 26 ft. high, 1,846 sq. ft. residence and new non-invasive drought-tolerant landscaping with no changes to the existing four on-site parking spaces and the other existing 792 sq. ft. single-family residence on the 5,615 square-foot lot.

Rationale: The project site is located approximately two-thirds of a mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The City of Santa Monica Planning Division's AIC was approved on May 20, 2022. The lot is designated as Low Density Multiple Residential in the Ocean Park subarea of the City's certified LUP and in the OP2 zone of the City's uncertified zoning code. The proposed major remodel includes the demolition of sixty percent of the foundation and all exterior walls except for the street-fronting wall of the single-family residence. The project will maintain a total of four parking spaces along the driveway and is sited near a high-quality transit corridor (Lincoln Blvd.). The proposed project is consistent with the height limitations set forth in the certified LUP and visual resources would not be impacted because the project site does not offer public coastal views. Water quality will be maintained using gutters, downspouts, and new permeable parking area to treat runoff onsite before it is directed to the public storm drain system. No grading is proposed for the proposed development. Thus, 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. Furthermore, 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 **October 12-14, 2022** 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

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September 21, 2022

**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 (CDP) 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: 5-22-0568-W

Applicant: Kinfolk Dudley Rose, LLC

Location: 2204 S. Strongs Drive, Venice, Los Angeles County (APN: 4227004011)

Proposed Development: Interior remodel and conversion of existing storage area to a new, 571 sq. ft. accessory dwelling unit in an existing, five-story, 34-ft. tall, 9,867 sq. ft. multi-family residence with retention of 14 existing parking spaces on two lots totaling 5,995 sq. ft.

Rationale: The existing, eight-unit multi-family residence was constructed in 1973 and is legally nonconforming with height, density, and parking requirements of the certified Venice Land Use Plan (LUP). The subject site is designated Multi-Family—Medium Density by the certified LUP. The City approved Local CDP DIR-2021-8488-CDP-MEL for the proposed work on April 18, 2022. No change to the existing height, structure size, or number of parking spaces is proposed. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the certified LUP land use designation, 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 **October 11-13, 2022** 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

Chloe Seifert
Coastal Program Analyst

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September 28, 2022

**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT**Coastal Development Permit Amendment No. **5-17-0541-A1**

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **5-17-0541-A1** granted to **Don Heller, Belluna Corona LLC; current owner and applicant Pacific Palisades Real Estate LLC** for: demolition of a one-story, 3,500 sq. ft. single-family residence and swimming pool and construction of a two-story, 32-ft. high, 8,884 sq. ft. single-family residence with a 3,100 sq. ft. basement, and a 2,070 sq. ft. four-car garage on a caisson grade beam foundation, construction of a swimming pool with a leak detection system, and 5,000 cubic yards of grading on a 33,337 sq. ft. blufftop lot with an existing row of caissons along the bluff edge.

Project Site: 14914 Corona Del Mar, Pacific Palisades, Los Angeles County (APN: 4411-029-001)

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):

After-the-fact interior and exterior remodel, including an addition of 297 sq. ft. of habitable space to the single-family residence.

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ 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).

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

Notice of Proposed Immaterial Permit Amendment

5-17-0541-A1

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 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 development involves minor changes to the project approved under CDP 5-17-0541 on October 12, 2017. The applicant proposes minor interior and exterior changes, including an addition of 297 sq. ft. of habitable space. The proposed development will not encroach any closer to the bluff edge and will not result in any adverse impacts to coastal resources or access.

The original permit approved an 8,884 square foot single-family home. However, the square-footage excluded the habitable basement area and included City-approved allowances (e.g., staircase area, etc.). As a result, the square footage on the permit does not accurately reflect the size of the home on the approved plans which include a 4,572 square-foot first floor, 4,420 square-foot second floor, and a 3,100 square-foot basement for a total habitable area of 12,093 square feet. The proposed amendment includes approximately 297 square-feet of new habitable area and a new total floor area of 12,390 square-feet.

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.

Notice of Proposed Immaterial Permit Amendment

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The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit. The special conditions of the underlying permit will remain in effect. The amendment is consistent with the Chapter 3 policies of the Coastal Act, and previous Commission actions in the area. Therefore, staff is recommending that the Commission grant the immaterial amendment request.

If you have any questions or wish to register an objection to the processing of this amendment application as an immaterial amendment, please contact Jennifer Doyle and send the objection in writing to the address above.

Jennifer Doyle
Coastal Program Analyst

cc: Commissioners/File