

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
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W14

Prepared March 24, 2022 (for the April 06, 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 April 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 April 06, 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 April 6th.

With respect to the April 6th 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 April 06, 2022 (see attached)

Waivers

- 5-21-0670-W, Demolish and rebuild SFR (Hermosa Beach)
- 5-22-0134-W, Joseph O'Sulliivan (Pacific Palisades)
- 5-22-0212-W, New Roof Deck (Hermosa Beach)

Immaterial Extensions

- A-62-81-A1-E1, Snapshot Partners, LLC (Venice)

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March 23, 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: 5-21-0670-W **Applicant:** 127 29th Street LLC

Location: 127 29th St, Hermosa Beach, Los Angeles County (APN: 4181-028-009)

Proposed Development: Demolition of an existing 1,363 sq. ft. single-family residence and construction of new three-story, 3,888 sq. ft. single-family residence with an attached 461 sq. ft. two-car garage and an unenclosed guest parking space. The project includes 290 cubic yards of cut and export of soil.

Rationale: The subject site is a 2,417 sq. ft. lot located in an urbanized neighborhood approximately 350 feet inland of the beach, and is not located between the sea and first public road. The project conforms to the 30-foot height limit and setback requirements for the R-3 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, 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 **April 6-8, 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