

**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



# 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)

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CALIFORNIA 90802-4830  
PH (562) 590-5071 FAX (562) 590-5084



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 29<sup>th</sup> 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

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CALIFORNIA 90802-4830  
PH (562) 590-5071 FAX (562) 590-5084



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:** 5-22-0134-W **Applicant:** Joseph O'Sullivan

**Location:** 15856 W Seabec Circle, Pacific Palisades, Los Angeles, Los Angeles County (APN: 4413-020-018)

**Proposed Development:** Demolition of an existing 1,390 square-foot single-family dwelling with attached two-car garage and the construction of a new two-story, 5,730 square-foot single-family dwelling, with 2,692 square feet of basement, a two-car garage, and swimming pool/spa. The project includes the excavation of 1,514 cubic yards of cut and fill and the export of 502 cubic yards of soil.

**Rationale:** The subject site is a flat 0.23-acre lot directly adjacent to Temescal Canyon and located approximately ¼-mile from Will Rogers State Beach, in an established residential area of Pacific Palisades, City of Los Angeles. The applicant has received a local coastal development permit (CDP) from the City of Los Angeles on December 14, 2021. The site is designated as low-density (R1-1) residential use in the City's uncertified zoning code. The proposed project is compatible with the character of the surrounding pattern of development. The proposed development conforms to City setback requirements and there will be no change to existing parking. The development will not rely on caissons or other bluff retention devices and will maintain a factor of safety of at least 1.5 throughout the whole site. 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 lot and away from the canyon. 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 **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

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CALIFORNIA 90802-4830  
PH (562) 590-5071 FAX (562) 590-5084



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:** 5-22-0212-W      **Applicant:** Kate & Leonard Hirsh  
**Location:** 445 Gould Ave, Hermosa Beach, Los Angeles County (APN: 4181-006-022)

**Proposed Development:** Addition of 706 sq. ft. to first and second floor of existing two-story, 24'8"-tall, 1,710 sq. ft. single-family residence, as well as construction of a new 558 sq. ft. roof deck and installation of new exterior doors and windows. 3'8"-tall steel and wood deck railing will be installed along perimeter of roof deck. The maximum height of the existing structure will not change. No grading proposed.

**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 0.3 miles 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 additional impacts to public coastal views in the area. Likewise, the proposed project will not reduce existing onsite parking or restrict access to 28<sup>th</sup> Court. Drainage will be directed from the new roof deck 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

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD, SUITE 300  
LONG BEACH, CA 90802-4325  
VOICE (562) 590-5071  
FAX (562) 590-5084  
WEB: WWW.COASTAL.CA.GOV

**NOTICE OF PROPOSED PERMIT EXTENSION****March 23, 2022****A-62-81-A1-E1**

On May 14, 2020, the Coastal Commission approved Coastal Development Permit No. A-62-81-A1 (Snapshot Partners, LLC) which allowed:

Construction of a 5,355 square foot rooftop deck with a 42-inch-high guardrail and associated roof access structures (no increase in existing height), improvements to interior elevator and staircases, and modifications to underground parking including addition of nine parking spaces and changes to public parking rates and availability, in part to resolve Coastal Act violations.

Notice is hereby given that the applicant has applied for a one-year extension (A-62-81-A1-E1), which would extend the deadline for the commencement of development under the permit to May 14, 2023.

At: 909-913 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County

Pursuant to Section 13169 of the Commission's regulations, the Executive Director's determination and any written objections to it will be reported to the Commission on April 6, 2022, at the Commission's hearing. If three or more Commissioners object to the Executive Director's changed circumstances determination at that time, a full hearing on whether changed circumstances exist will be scheduled. If three or more Commissioners do not object to the extension, the time for commencement of development shall be extended.

Persons wishing to object or having questions concerning this extension request should contact Dani Ziff at the South Coast District office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth  
Executive Director

Dani Ziff  
Coastal Program Analyst

Cc: Commissioners/File