

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



TH16

Prepared July 05, 2022 (for the July 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 July 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 July 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 July 14th.

With respect to the July 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 July 14, 2022 (see attached)

Waivers

- 5-22-0124-W, Levine Property Investments LP (Hermosa Beach)
- 5-22-0144-W, Hermosa Beach Mobi-mats (Hermosa Beach)
- 5-22-0482-W, Lifeguard Tower (2300 Ocean Front Walk Venice, Ca 90291)

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June 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: 5-22-0124-W**Applicant:** Levine Property Investments, LP**Location:** 107 Manhattan Ave, Hermosa Beach, Los Angeles County (APN: 4188012063)

Proposed Development: Demolish an existing 2,173 sq. ft., 2-story, 20-ft. high single-family residence. Construct a new, 4,787 sq. ft., three-story, 30-ft. tall single-family residence with an attached two-car garage and one uncovered parking space adjacent to the garage. The project does not propose any grading.

Rationale: The project site is a R-3 zoned lot located in an urbanized area approximately 600 ft. inland of the beach and landward of the first public road parallel to the sea. The proposed new single-family residence is consistent with the certified Land Use Plan's setback requirements and provides three onsite parking spaces, so no public access impacts would occur with this project. Visual resources would not be impacted because the project site does not offer public coastal views. Water quality will be maintained using downspouts, gutters, and an onsite infiltration to treat runoff onsite before it is directed to the public storm drain system. 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 project will not prejudice the ability of the City of Hermosa Beach to develop a Local Coastal Program consistent with the Coastal Act.

This waiver will not become effective until reported to the Commission at its July 13-15, 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
Coastal Program Analyst

cc: Commissioners/File

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Waiver: 5-22-0144-W**Applicant:** City of Hermosa Beach**Location:** 2nd St. and Beach Dr.; 11th St. and Beach Dr.; 22nd St. and Beach Dr., Hermosa Beach, Los Angeles County (APNs: 4188001901, 4187001902, and 418200190)**Proposed Development:** Construction of a 15 ft. by 9 ft. concrete slab (approx. 135 sq. ft.) at the beach entry on 2nd Street, a 16 ft. by 9 ft. concrete slab (approx. 144 sq. ft.) at the beach entry on 11th Street, and a 11 ft. by 8 ft. concrete slab (approx. 88 sq. ft. split between two parts), and placement of a 275 ft. to 300 ft. beach accessibility mat on the beach at each location.**Rationale:** The project sites are located on the sandy beach, which is owned and managed by the City of Hermosa Beach. The proposed project would increase public access to the beach, particularly for beach visitors with disabilities who would not otherwise be able to traverse across the sand. The new concrete slabs, totaling 367 sq. ft. in area, have been minimized to the extent feasible, are sited as far landward as possible, and do not adversely impact the area of sandy beach area to recreate. The concrete pads are not anticipated to be affected by sea level rise and the beach accessibility mats will be temporarily or permanently removed if they are not functional in the future due to flooding or wave action. 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 LCP consistent with the Coastal Act.

This waiver will not become effective until reported to the Commission at its July 13-15, 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
cc: Commissioners/File

Amrita Spencer
Coastal Program Analyst

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June 27, 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: 5-22-0482-W
Applicant: Los Angeles County Department of Beaches and Harbors
Location: 2300 Ocean Front Walk, Venice (APN: 4226-002-900)

Proposed Development: Demolition of a two-story, 40-ft. tall lifeguard tower on top of an existing County-owned structure, construction of a new roof where the tower will be removed, and addition of one new parking space to the existing 21-space County staff parking lot. No other work is proposed to the existing 11,600 sq. ft. structure and no grading proposed.

Rationale: The lifeguard tower is attached to a one-story County building with a maintenance yard and 21 parking spaces limited to County staff use. The tower has reached the end of its development lifespan and has not been used since 2017. The applicant proposes to remove the tower and replace the portion of first-floor roof exposed by removal of the tower. The project also includes re-painting the County parking lot (which is not available to the public) to add a new, ADA-accessible parking space. Construction equipment will be staged in the associated parking lot. The applicant will incorporate public access and water quality BMPs and the proposed development will not result in adverse impacts to coastal resources. The project is located within the Commission's retained jurisdiction and will not prejudice the City's ability to prepare a certified Local Coastal Program. The project is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 13-15, 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