

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



TH14

Prepared August 29, 2022 (for the September 08, 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 September 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 September 08, 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 September 8th.

With respect to the September 8th 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 September 08, 2022 (see attached)

Waivers

- 5-22-0261-W, Demo and replace SFR (Santa Monica)
- 5-22-0377-W, ADU (Santa Monica)
- 5-22-0529-W, Remodel home (Hermosa Beach)

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August 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: 5-22-0261-W**Applicants:** Jesper and Chie Joergensen**Location:** 2440 Beverley Ave., Santa Monica, Los Angeles County (APN:4287-005-014)

Proposed Development: Demolition of an existing two-story, 2,138 square-foot single-family dwelling and attached garage, and construction of a new two-story, approx. 29-foot-high, 2,399 square foot single-family dwelling over a 1,523 square-foot basement and pantry space, with a 490 square-foot roof deck and ten-foot shade canopy, and an attached one-car 215 square-foot garage and one covered parking space on a 3,625 square-foot lot.

Rationale: The project site is located approximately a half mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is designated as Low Density Multiple Residential in the Ocean Park subarea of the City's certified LUP and in the OP-2 zone of the City's uncertified zoning code. The uncertified zoning code and the certified LUP allows for one unit. The project will provide a total of two parking spaces and is sited near a high-quality transit corridor (Lincoln Blvd.). The applicants propose to remove and replace a portion of the curb with no impacts to on-street parking. New landscaping includes non-invasive low water use plants and grasscrete pavers in the driveway to allow for onsite percolation and drainage. The applicant proposes 636 cubic yards of cut and 39 cubic yards of fill for a total of 597 cubic yards of export to a disposal site outside of the coastal zone. The proposed project will not have any adverse impacts on coastal resources, public access, or public recreation opportunities. The Santa Monica Planning and Zoning Division's AIC was approved on November 17, 2021. Additionally, the proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **September 7 – 9, 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

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Waiver: 5-22-0377-W**Applicants:** Nicholas Mathers**Location:** 305 Alta Ave., Santa Monica, Los Angeles County (APN:4293-008-011)

Proposed Development: Demolition of an existing one-story, 1,187 square foot detached accessory building (two-car garage, accessory living quarters, and storage shed) and removal of existing swimming pool, and construction of a new one-story, approx. 16-feet-high, 1,179 square foot ADU with an attached two-car 563 square-foot garage, one covered parking space, and new swimming pool and hot tub on a 21,426 square-foot lot.

Rationale: The project site is located 0.25 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 August 23, 2022. The lot is designated as Single Family Residential in the North Side Residential subarea of the City's certified LUP and in the R-1 zone of the City's uncertified zoning code. The project will provide a total of three parking spaces 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. The applicant proposes to divert stormwater runoff to several area drains prior to connecting to the storm drain, consistent with the water quality policies of the Coastal Act. Construction best management practices include the use of sandbags and silt fences to control erosion during construction. The applicant proposes 235 cubic yards of cut and no fill for a total of 235 cubic yards of export to a disposal site outside of the coastal zone. The proposed project will not have any adverse impacts on coastal resources, public access, or public recreation opportunities. Additionally, the proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **September 7 – 9, 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

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PHONE (562) 590-5071



August 23, 2022

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-22-0529-W**Applicant:** David Luttway**Location:** 136 Neptune Avenue, Hermosa Beach, Los Angeles County (APN: 4181-033-031)

Proposed Development: Demolish an existing 1,542 sq. ft., 2-story single-family residence and construct a 30 ft. high, 3-story over basement, 2,590 sq. ft. single-family residence plus roof deck with a 2-car garage. All parking will be accessed from the current driveway on Neptune Avenue. Drought tolerant landscaping and 373 cu. yd. of grading (348 cu. yd. of cut and 25 cu. yd. of fill) is proposed for the project.

Rationale: The site is located in an urbanized neighborhood seaward of the first public road closest to the beach, and is not located on or near sensitive habitat areas. The lot is zoned R-3 residential by the City and the proposed project conforms to the permitted use for the R-3 zone. The proposed development adheres to the 35 ft. building height limit and setback requirements, and no public coastal views will be impacted by the project. The proposed project will not reduce existing parking or restrict alley access. The proposed residence has a two-car garage and two unenclosed spaces, which is consistent with the certified LUP residential parking requirements. Therefore, the project would not adversely impact public access in the area. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **September 7-9, 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

Vince Lee
Coastal Program Analyst

cc: File