

CALIFORNIA COASTAL COMMISSION

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



W17

Prepared December 08, 2023 (for the December 13, 2023 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 December 2023**

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 December 13, 2023. 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 December 13th.

With respect to the December 13th 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 December 13, 2023 (see attached)

Waivers

- 5-23-0142-W, Remove and Modify Floating Dock (Long Beach)
- 5-23-0462-W, single -family residence (Hermosa Beach)
- 5-23-0657-W, Remodel and Addition (Venice)
- 5-23-0679-W, Remodel and Addition (Hermosa Beach)

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November 20, 2023

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: 5-23-0142-W**Applicant:** Kent Small**Location:** 5821 E. Corso Di Napoli, Long Beach, LA County (APN: 7243-022-046)**Proposed Development:** Remove existing 352 sq. ft. floating dock and replace with new 220 sq. ft. dock. Relocate existing 54 sq. ft. gangway and two 14" concrete marina piles. No additional fill is proposed.**Rationale:** The proposed dock system is located in the waters of Alamitos Bay within Phase VI of the Naples Island Seawall Repair Project area. Phase I was authorized by Coastal Development Permit (CDP) No. 5-11-085 and Phase II was authorized by amendment 5-11-085-A1. Phase VI of the seawall repair activities will extend along the western end of the Naples Peninsula. Phase VI has not been initiated and will require a permit amendment to CDP No. 5-11-085 and an eelgrass mitigation plan to carry out the seawall repair work.

The proposed dock system is associated with the single-family residence at 5821 E. Corso Di Napoli and is intended for private recreational boat use only. The existing dock and the proposed dock do not obstruct the public right-of-way that runs between the applicant's property and Alamitos Bay. While the proposed development would occur on public tidelands and submerged lands managed by the City of Long Beach as granted by the State Tidelands Public Trust Doctrine, the proposed dock replacement will reduce overwater coverage by 132 sq. ft. ,does not require additional fill nor piles, and will not extend into public-right-of way beyond the pierhead line. The project applicant also proposes to follow best management practices during and after construction, including but not limited to removing any and all debris resulting from demolition or construction activities, implementing solid and liquid waste measures, and implementing leak management measures to avoid any significant impacts to marine resources. While eelgrass was identified to exist with 15 ft. of the project site, the proposed location of the dock and piles are further away from eelgrass compared to the existing dock and piles. No

Coastal Development Permit De Minimis Waiver

5-23-0142-W

Caulerpa spp. was identified at the project site. Therefore, the proposed project will not have any significant adverse effects on marine resources nor public access. Additionally, the proposed project is consistent with the City's certified Local Coastal Program, 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 **December 13-15, 2023** 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.

Dr. Kate Huckelbridge
Executive Director

Elishebah Tate-Pulliam
Coastal Program Analyst

cc: Commissioners/File

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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: 5-23-0462-W

Applicant: Kevin Terzic and Jen Robertson

Location: 1616 Monterey Blvd, Hermosa Beach, Los Angeles County (APN: 4183-016-018)

Proposed Development: Demolish an existing 1,720 sq. ft., 2- story, approximately 30 ft. tall single-family residence with a detached garage and construct a new 1,657 sq. ft., 3-story, 30 ft. tall single-family residence with attached garage. The project also proposes 172 cu. yd. of grading and landscaping.

Rationale: The project site is located on a developed 3,270 sq. ft. residential lot located 0.24 miles inland from the first public road parallel to the sea and is in an urbanized residential neighborhood. The lot is zoned R-2 residential under the City's certified Land Use Plan (LUP), and the proposed residence would conform to the permitted uses for the R-2 zone. The proposed residence will have three parking spaces provided in an attached garage, and thus would not adversely impact public access in the area. The proposed landscaping will consist only of low water-use, drought-tolerant plants. The proposed height and setbacks for the residence are consistent with the LUP requirements. Therefore, the proposed development 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 3 policies of the Coastal Act. In addition, the proposed project will not prejudice the City of Hermosa Beach's ability to prepare a Local Coastal Program that is consistent with the Chapter 3 Coastal Act policies.

This waiver will not become effective until reported to the Commission at its **December 13-15, 2023** 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.

Dr. Kate Huckelbridge
Executive Director

Elishebah Tate-Pulliam
Coastal Program Analyst

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November 29, 2023

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: 5-23-0657-W

Applicant: Razmik Davoudian and Jeffrey Hoffman

Location: 2410 Grand Canal, Venice, Los Angeles County (APN: 4227009029)

Proposed Development: Remodel and addition to existing 3-story, 3,048 sq. ft., single-family dwelling with a 450 sq. ft. attached garage, resulting in a 3,174 sq. ft. single-family dwelling with a 420 sq. ft. attached garage and a roof deck, providing 3 parking spaces on-site.

Rationale: The subject property is located approximately 800 feet inland of the beach and fronting Grand Canal between the first public road and the sea in the Venice Canals subarea of Venice and is designated Single Family Residential – Low Medium I. The project site is currently developed with a 30-ft. high, three-story, 3,048 sq. ft. single-family residence and attached two-car garage on a canal-fronting lot. The proposed project includes the addition of a new rooftop deck with open wrought-iron guardrails and a 10-ft. high roof access structure and is consistent with the character of neighboring residences. The applicant also proposes correction to the existing nonconformity with regard to the certified Venice Land Use Plan (LUP) —specifically a minimum 450 sq. ft. permeable yard area for a 30-ft. wide lot—through the replacement of brick hardscaping with the required permeable yard area. There will be no temporary or long-term impacts to the use of the public walkway for the private development. All new landscaping will consist of native low water use plants. The proposed development will maintain 3 parking spaces (2 garage spaces and 1 uncovered space) and will not add or expand any curb cuts. No impacts to on-street parking are expected.

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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. Additionally, the proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the certified Venice Land Use Plan.

This waiver will not become effective until reported to the Commission at its December 2023 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,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Jeffrey Palm
Coastal Program Analyst

cc: Commissioners/File

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Waiver: 5-23-0679-W

Applicant: Christine Grasso

Location: 614 Loma Dr, Hermosa Beach, Los Angeles County (APN: 4187030020)

Proposed Development: Remodel and addition to an existing 1,812 sq. ft., 19-foot, two-story single-family residence with an attached 417 sq. ft. two-car garage to result in a 3,161 sq. ft. 28-foot three-story single-family residence with a 395 sq. ft. rooftop deck and an attached 417 sq. ft. two-car garage.

Rationale: The subject site is a 3,180 sq. ft. lot located in an urban neighborhood approximately 1,300 ft. inland of the beach and is not located between the first public road and the sea. The project conforms to the 30-ft. height limit and setback requirements for the R-2 designation by the certified Hermosa Beach Land Use Plan. There will be no impacts to public coastal views in the area, and the development is consistent with the character of the surrounding development. The proposed project will not reduce existing onsite parking or restrict access to the public right-of-way. Best Management Practices, including erosion and runoff controls, will be implemented during the construction phase. Therefore, the proposed development 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 3 policies of the Coastal Act. In addition, the proposed project will not prejudice the City of Hermosa Beach's ability to prepare a Local Coastal Program that is consistent with the Chapter 3 Coastal Act policies.

This waiver will not become effective until reported to the Commission at its December 2023 meeting and the site of the proposed development has been appropriately noticed,

Coastal Development Permit De Minimis Waiver
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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,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Jeffrey Palm
Coastal Program Analyst

cc: Commissioners/File