

**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



# F14

**Prepared May 02, 2023 (for the May 12, 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 May 2023**

The following coastal development permit (CDP) waivers and CDP extensions for the South Coast District Office are being reported to the Commission on May 12, 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 May 12th.

With respect to the May 12th 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 May 12, 2023 (see attached)**

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## **Waivers**

- 5-23-0012-W, Jamie and Kevin Sanderson (Hermosa Beach)
- 5-23-0100-W, City of Redondo Beach (Redondo Beach)
- 5-23-0116-W, Kevin Sherrin (Pacific Palisades)
- 5-23-0163-W, Mark McGaughey (Torrance Beach)

## **Extensions**

- 5-18-1259-E1, Los Angeles County Department of Public Works (Long Beach)
- 5-20-0538-E1, Diane Shoda of High Tide Trust (Venice)
- 5-20-0197-E1, Los Angeles Department of Water and Power (Pacific Palisades)

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April 26, 2023

## **Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610**

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 13250(c), Section 13252(e), or Section 13253(c), 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:** 5-23-0012-W **Applicant:** Jamie and Kevin Sanderson

**Location:** 519 25th St., Hermosa Beach Los Angeles County (APN: 4182027067)

**Proposed Development:** Addition of 126 sq. ft. of living space to the first and second floor of an existing two-story, 1,656 sq. ft. single-family residence, new exterior stucco, and replacement of entire roof. The height of the structure will increase to 24 ft. 4 in. tall.

**Rationale:** 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 results in greater than 50% alteration to the existing roof structure and is therefore considered new development. 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 adverse impacts to public coastal views in the area. Likewise, the proposed project will not reduce existing onsite parking or restrict access to 25<sup>th</sup> Street. 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 **May 10-12, 2023** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Dr. Kate Huckelbridge  
Executive Director

Krysten Tomaier  
Coastal Program Analyst

cc: Commissioners/File

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April 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:** 5-23-0100-W

**Applicant:** City of Redondo Beach, Attn: Greg Kapovich

**Location:** 181 North Harbor Drive, Redondo Beach, Los Angeles County (APN: 8940-262-135)

**Proposed Development:** Like for like replacement of three existing marina dock fingers (1,158 sq. ft). No pile work is proposed.

**Rationale:** The subject private dock system, constructed in 1962, is in the Redondo Beach Marina within the Commission's area of retained jurisdiction. The applicant proposes to replace two 65-foot and one 55-foot long dock fingers (a total of 1,158 sq. ft.) like for like. The project would not result in ground disturbance, additional fill, or additional overwater coverage. The applicant would implement best management practices during and after construction, including but not limited to proper storage and disposal of waste, all construction equipment will be washed prior to transport to the project site, and catch buckets will be used to prevent any materials from polluting ocean waters to avoid adverse effects to marine resources. According to pre-construction eelgrass and *Caulerpa* surveys conducted on March 25, 2023, no eelgrass or *Caulerpa* were detected within the project site. The proposal to replace the existing dock fingers would not result in any loss of slips and would be consistent with the Recreation policies of the City's certified Local Coastal Program, including Land Use Plan Policy E.3 which requires "all of the existing slips within the Harbor area will be maintained, enhanced, and preserved." The project was approved by the City of Redondo Beach Department of Waterfront and Economic Development on March 21, 2023, and is consistent with the Redondo Beach certified Local Coastal Program (LCP), previous Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

**Coastal Development Permit De Minimis Waiver**  
5-23-0100-W

This waiver will not become effective until reported to the Commission at its **May 10-12, 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

Emily Greer  
Coastal Program Analyst

cc: Commissioners/File

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May 2, 2023

## **Corrected 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:** 5-23-0116-W

**Applicant:** Kevin Sherrin

**Location:** 15865 Asilomar Blvd, Pacific Palisades, Los Angeles County (APN: 4413-020-015)

**Proposed Development:** Demolition of an existing, detached 565 sq. ft. 2-car garage and construction of a 1-story 799 sq. ft. accessory dwelling unit. Three parking spaces will be maintained on-site.

**Rationale:** The subject site is located on a developed 8,400 sq. ft. lot, approximately 0.3 miles from the inland extent of the beach and is not located between the first public road and the sea. The project site is within a developed residential neighborhood zoned R1-1 and designated for Low Residential uses within the Brentwood-Pacific Palisades Community Plan area. The proposed project conforms to the permitted use and development standards for the R1-1 zone. The proposed development will demolish a 565 sq. ft. 2-car garage, construct a 799 sq. ft. accessory dwelling unit, and provide 3 tandem parking spaces on the side of the building, resulting in one additional on-site parking space. Therefore, the project would not adversely impact public access in the area. The proposed project design is compatible with the character of the surrounding area and does not have any adverse impacts on visual or coastal resources, public access, or public recreation opportunities. The proposed development is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

**Corrected Coastal Development Permit De Minimis Waiver**  
5-23-0116-W

This waiver will not become effective until reported to the Commission at its **May 10-12, 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,

Original on File signed by:

Dr. Kate Huckelbridge  
Executive Director

Krysten Tomaier  
Coastal Program Analyst

cc: Commissioners/File

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April 24, 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 (CDP) 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:** 5-23-0163-W

**Applicant:** Mark McGaughey

**Location:** 507 Paseo de la Playa, Torrance, Los Angeles County (APN: 7512-002-012)

**Proposed Development:** Remodel of an existing two-story, 24-ft. tall, 3,428 sq. ft. single-family residence with two onsite parking spaces, including a 138 sq. ft. courtyard addition on the first floor.

**Rationale:** The subject site is a 2,595 sq. ft. bluff-top lot located in a residential neighborhood. The proposed addition is located approximately 65 ft. landward of the bluff edge and will not encroach further seaward than the existing single-family residence. The proposed remodel will result in alteration of less than 50% of each major structural component of the residence, which was constructed prior to the adoption of the Coastal Act. No grading is proposed or authorized as part of this project. 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. Therefore, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program that is consistent with the Chapter 3 Coastal Act policies, 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 **May 10-12, 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 Hucklebridge  
Executive Director

Chloe Seifert  
Coastal Program Analyst

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April 28, 2023

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Los Angeles County Department of Public Works has applied for a one year extension of 5-18-1259 granted by the California Coastal Commission on May 13, 2021 for:

Removal of above-ground discharge structure supported on three driven piles, installation of temporary cofferdam for the perimeter of the construction area, and minor improvements to the pump station facility at: 5425 Ocean Avenue in Long Beach (Los Angeles County).

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

Mandy Revell  
Coastal Program Analyst

cc: Commissioners/File



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April 28, 2023

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Diane Shoda of High Tide Trust has applied for a one year extension of 5-20-0538 granted by the California Coastal Commission on March 11, 2021

for: Demolition of an existing 2,036-sq. ft., 26-ft. high, two-story single-family residence with an attached garage; and construction of an approximately 2,302-sq. ft., 33.5-ft. high, three-story single-family residence with a detached 840-sq. ft., two-level accessory dwelling unit (ADU) atop a four-car garage, 170 sq. ft. of mechanical space, 996 sq. ft. of deck space, a roof deck railing that will not exceed 3.5 ft. in height, two roof access structures totaling 70 sq. ft. which will not exceed the roof height limit by more than 10 ft., and hardscape and landscape improvements on an ocean-fronting lot. The detached ADU and garage will have a maximum roof height of approximately 33.5 ft. above grade (including an approximately 3.5-ft. high parapet wall, measured above roof).

at: 3209 Ocean Front Walk, Venice (Los Angeles County) (APN: 4225-001-022)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,  
Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

Bailey Warren  
Coastal Program Analyst  
cc: Commissioners/File

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April 28, 2023

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Los Angeles Department of Water and Power (LADWP) has applied for a one year extension of Coastal Development Permit No. 5-20-0197 granted by the California Coastal Commission on March 11, 2021

for: Replacement of 38 wooden distribution poles with 30 steel distribution poles along a 2.52-mile section of an existing transmission power line and related line work; request for after-the-fact approval of temporary vegetation clearance and grading of 1.41 acres of vegetation to and around access poles.

at: Five parcels owned by the California Department of Parks and Recreation located in Topanga State Park (Los Angeles County) (APNs 4431-023-901; 4432-002-922; 4432-002-923; 4432-002-920; 4432-002-919; 4431-023-028; 4431-039-010; 4431-040-012)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

Dr. Kate Huckelbridge  
Executive Director

Original on File signed by:

Shahar Amitay  
Coastal Program Analyst

cc: Commissioners/File