

CALIFORNIA COASTAL COMMISSION

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Staff: Charles Posner - LB
Staff Report: 4/20/2012
Hearing Date: May 9, 2012
Commission Action:

**W18a****STAFF REPORT: REGULAR CALENDAR**

APPLICATION NUMBER: 5-12-088

APPLICANT: City of Long Beach

AGENT: Eric Lopez, Department of Public Works

PROJECT LOCATION: 5609 Sorrento Drive (on the public right-of-way abutting the north side of the private lot), City of Long Beach, County of Los Angeles.

PROJECT DESCRIPTION: Construction of a new five-foot high concrete retaining wall and public access improvements along sixty feet of Alamitos Bay shoreline.

LOCAL APPROVAL: City of Long Beach Department of Development Services, Approval in Concept, 3/21/2012.

MOTION & RESOLUTION: Page Two (Approval with Conditions).

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending **APPROVAL** of the coastal development permit with special conditions. The special conditions, which begin on Page Three, require the applicant to: a) submit revised project plans (for review and approval by the Executive Director) which include an improved public walkway and stairway within the existing filled area, b) submit a signage plan; c) implement best management practices to minimize adverse impacts to water quality during construction, d) comply with the requirements of the resource agencies, and e) assume the risks of the development. Only as conditioned would the proposed project maximize the public's ability to access and use the Alamitos Bay Shoreline Trail (City right-of-way) consistent with the public access and recreation policies of the Coastal Act.

TABLE OF CONTENTS:

Motion and Resolution for Approval	2
Special Conditions	3
Project Description	6
Public Access and Recreation	7
Marine Resources	9
Hazards	10
Local Coastal Program (LCP)	11
California Environmental Quality Act (CEQA)	12
Substantive File Documents	13
Standard Conditions	13
Exhibits Nos. 1-6	

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application with special conditions:

MOTION: *"I move that the Commission approve with special conditions Coastal Development Permit 5-12-088 per the staff recommendation."*

The staff recommends a **YES** vote. Passage of the motion will result in **APPROVAL** of the coastal development permit application with special conditions, and adoption of the following resolution and findings, as set forth in this staff report. The motion passes only by an affirmative vote of a majority of Commissioners present.

I. Resolution: Approval with Conditions

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and the certified City of Long Beach Local Coastal Program. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Special Conditions

1. Revised Project Plans

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit revised project plans to the Executive Director for review and approval. The revised plans shall conform to, and clearly demonstrate compliance with, the following requirements:

- A. A concrete walkway or decomposed granite (DG) path, at least five feet wide, shall be constructed along the entire length of the sixty-foot segment of the right-of-way. The elevation of the required walkway shall be graded so that there is no elevation change between the walkway on the project site and the segment of the trail that abuts the western end of the project site (on the public right-of-way abutting the north side of the private lot at 5605 Sorrento Drive).
- B. A curb, wall or fence shall be erected along the inland edge of the right-of-way to clearly demarcate the boundary between the public and private properties.
- C. Signage shall be provided on the site which clearly identifies the right-of-way as a public accessway. At a minimum, signage at least one square foot in area shall be placed on the wall near the accessway stairway and printed or embedded in the paved surface of the walkway (if it is paved). A low scale pole sign, with a sign face at least one square foot in area, shall be erected at both ends of the walkway on the project site. Each sign shall contain the term "Public Accessway".
- D. A public access stairway shall be located within the existing filled area in the sixty-foot long segment of the right-of-way. No portion of the development (fill, stairway or wall) shall extend seaward of the footprint of the existing retaining wall. No stairway is permitted on the seaward side of the existing retaining wall.

The permittee shall undertake the development in accordance with the final plans approved by the Executive Director pursuant to this condition. The approved retaining wall, signage and accessway improvements shown on the final plans shall be constructed concurrently as one project, and the accessway shall be opened to the public immediately upon completion of the project. Any proposed changes to the approved plans shall be reported to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Maintenance of Public Access

The permitted use of the approved development is for the provision and protection of public access and recreation only. Private use of the right-of-way is not permitted. The permittee shall maintain the City right-of-way consistent with the final approved plans and free of obstructions to public access (e.g., fences, furniture, boats, plants, etc.). Except for the temporary disruptions that will occur during the completion of the permitted development, the applicant shall not interfere with public access along the right-of-way and shoreline area located seaward of the right-of-way. All development must occur in strict compliance with the final project plans

approved by the Executive Director. No changes to the approved plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. Construction Responsibilities and Debris Removal

In order to minimize adverse environmental impacts and the unpermitted deposition, spill or discharge of any liquid or solid into the sea, the permittee shall implement the following staging and construction (BMPs) best management practices:

- A. No construction materials, equipment, debris, or waste will be placed or stored where it may be subject to wave, wind, or rain erosion and dispersion.
- B. Staging and storage of construction machinery and storage of debris shall not take place on any beach.
- C. Machinery or construction materials not essential for project improvements are prohibited at all times in the subtidal or intertidal zones.
- D. Sand from the beach, cobbles, or shoreline rocks shall not be used for construction material.
- E. Netting, sandbags, tarps and/or other forms of barriers shall be installed between the shoreline and work areas and equipment storage areas to prevent any unpermitted material from entering the sea.
- F. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction shall not occur where such materials/chemicals could pass into the waters of the sea. Stockpiled fill shall be stabilized with geofabric covers or other appropriate cover.
- G. Spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
- H. If turbid conditions are generated during construction, a silt curtain will be utilized to control turbidity.
- I. Floating booms will be used to contain debris discharged into coastal waters and any debris discharged will be removed as soon as possible but no later than the end of each day.
- J. Divers will recover non-buoyant debris discharged into coastal waters as soon as possible after loss.
- K. Erosion control/sedimentation Best Management Practices (BMPs) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into Alamitos Bay and a pre-construction meeting to review procedural and BMP guidelines.
- L. Construction vehicles operating at the project site shall be inspected daily to ensure there are no leaking fluids. If there are leaking fluids, the construction vehicles shall be serviced immediately. Equipment and machinery shall be serviced, maintained and washed only in confined areas specifically designed to control runoff and prevent discharges into the sea.
- M. Thinners, oils or solvents shall not be discharged into sanitary or storm sewer systems.
- N. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than fifty feet away from all storm drains, open ditches and surface waters.
- O. Any and all construction material shall be removed from the site within ten days of completion of construction and disposed of at an appropriate location.
- P. All floatable debris and trash generated by construction activities within the project area shall be disposed of as soon as possible or at the end of each day.

- Q. At the end of the construction period, the permittee shall inspect the project area and ensure that all debris, trash and construction materials have been removed from the area and taken to an appropriate location. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.
- R. In the event that lead-contaminated soils or other toxins or contaminated material are discovered on the site, such matter shall be stockpiled and transported off-site only in accordance with Department of Toxic Substances Control (DTSC) rules and/or Regional Water Quality Control Board (RWQCB) regulations.

The permittee shall include the requirements of this condition on all plans and contracts issued for the project. The permittee shall implement and carry out the project staging and construction plan during all staging and construction activities.

4. Conformance with the Requirements of the Resource Agencies

The permittee shall comply with all permit requirements and mitigation measures of the California Department of Fish and Game, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service with respect to preservation and protection of water quality and marine environment. Any change in the approved project which are required by the above-stated agencies shall be submitted to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

5. Assumption of Risk

By acceptance of this permit, the applicant, on behalf of (1) themselves; (2) their successors and assigns and (3) any other holder of the possessory interest in the development authorized by this permit, acknowledge and agree (i) that the site may be subject to hazards from waves, storm waves, flooding and erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; and (v) to agree to include a provision in any subsequent sublease or assignment of the development authorized by this permit requiring the sublessee or assignee to submit a written agreement to the Commission, for the review and approval of the Executive Director, incorporating all of the foregoing restrictions identified in (i) through (v).

III. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The City of Long Beach is proposing to improve a sixty-foot long segment of the public-right-of-way (Alamitos Bay Shoreline Trail) that runs between Alamitos Bay and the private lots located on the northwestern shoreline of Naples Island (See Exhibits). The City of Long Beach owns the fifteen foot wide right-of-way and is the sole applicant. The proposed project includes the replacement of a failing wooden retaining wall with a new five-foot high concrete retaining wall along the seaward edge of the right-of-way (Exhibit #5). The City proposes to plant grass in the space between the new wall and the private lot. A new stairway is also proposed in order to provide better pedestrian access between the sandy beach and the public accessway on the filled area behind the retaining wall (Exhibit #4).



Yellow tape delineates the 15-foot wide public right-of-way at 5609 Sorrento Drive, Naples Island, CA (March 2012).

The City of Long Beach certified LCP identifies the project site (the public right-of-way) as a public accessway (Alamitos Bay Shoreline Trail). The Policy Plan Map for Area E (Naples) contained in the LCP calls for the completion of the public walkway (Exhibit #6). The area situated on the seaward side of the failing retaining wall (“the beach”) is actually an intertidal mudflat as the bay waters reach the retaining wall during high tides. The old retaining wall and the fill behind it are believed to have been placed on the beach at least forty years ago. The City does not have any record of its construction, and the study of aerial photos has been inconclusive.

On May 7, 2008, the Commission approved Coastal Development Permit 5-07-120 (Murdoch) for the replacement of the private pier that extends into Alamitos Bay from the seaward edge of the right-of-way at the project site (Exhibit #3). A condition of that permit required the permittee to remove all obstructions to public access (e.g., fences, furniture, boats, etc.) from the right-of-way. There are currently no obstructions to public access in the sixty-foot long segment of the right-of-way that is subject to this permit application. The private lot that exists immediately inland of the right-of-way segment subject to this permit is vacant as the single-family residence that formerly occupied the lot (built in 1947) was recently demolished pursuant to Local Coastal Development Permit No. 1108-21 (Zucchero – 5609 Sorrento Dr.). That permit also authorizes the construction of a new two-story single-family residence. The City has not authorized the adjacent owner to encroach into the right-of-way with any development.

B. Public Access and Recreation

The public access and recreation policies of the Coastal Act require that maximum access and recreational opportunities shall be provided and that development shall not interfere with such access. Therefore, the proposed development must be designed to protect maximum public access along the shoreline and to nearby recreational facilities.

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30213 of the Coastal Act states, in part:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred...

Section 30221 of the Coastal Act states:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Public access along the shoreline is the primary Coastal Act issue raised by the proposed development. The project site is part of the Alamitos Bay Shoreline Trail (City right-of-way), a public pedestrian accessway that runs along the shoreline between the private lots and Alamitos Bay (Exhibit #3). The

certified City of Long Beach LCP designates this fifteen-foot wide City right-of-way as a shoreline public accessway. The Alamitos Bay Shoreline Trail is open for public use along the seaward edge of the yards of the adjacent bay-fronting homes, even though some segments of the trail have at times been partially obstructed by patio furniture and other items belonging to the homeowners. Most of the trail is supported by retaining walls that were constructed many years ago along the seaward edge of the right-of-way. Private piers and docks (one pier for each house) extend into the bay from the fill behind the retaining walls.

The proposed project involves the construction of a new sixty-foot long retaining wall to support the fill upon which one segment of the public accessway exists. The proposed wall is designed to be built in the same footprint as the existing wooden retaining wall on the site. The old wooden wall is failing but it is still retaining the fill upon which the public accessway exists. A new wall would prevent the public accessway from being inundated during high tides, which would happen once the old wall collapses and the fill behind the wall erodes away.

The proposed project would improve the right-of-way, but there are concerns about the improved right-of-way being privatized by the adjacent property owner, as has been an ongoing concern along the length of the trail. Therefore, the proposed plan must be modified in order to ensure maximum public access, conspicuously posted, as required by the coastal access policies of the Coastal Act. Three modifications are necessary: 1) a curb, wall or fence shall be erected along the inland edge of the right-of-way to clearly demarcate the boundary between the public and private properties, 2) a concrete walkway or DG path shall be constructed along the sixty-foot segment of the right-of-way, and 3) signage shall be provided on the site which clearly and conspicuously identifies the right-of-way as a public accessway.

Special Condition One requires the applicant to submit revised plans for the proposed development that include the necessary modifications. The condition also requires the applicant to carry out the approved development as one project and to open the public accessway immediately upon completion. Only if it is modified as required would the proposed project maximize the public's ability to access and use the Alamitos Bay Shoreline Trail (City right-of-way) and be consistent with the public access and recreation policies of the Coastal Act.

Special Condition Two requires the permittee to maintain the City right-of-way consistent with the final approved plans and free of obstructions to public access (e.g., fences, furniture, boats, plants, etc.). Private use of the right-of-way is not permitted. As conditioned, the proposed project is consistent with the public access and recreation policies of the Coastal Act.

C. Marine Resources

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams

Section 30233(a) of the Coastal Act states, in part:

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects...

Section 30240 of the Coastal Act states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

The Commission is not permitting any diking, filling or dredging because there is feasible less environmentally damaging alternative. The proposed stairway on the beach (in the intertidal zone located east of the project site) is not approved because the stairway can be placed within the existing filled area on the City right-of-way without placing new fill on the intertidal zone. **Special Condition One** requires the applicant to relocate the public access stairway within the existing filled area in the sixty-foot long segment of the right-of-way. No portion of the development (fill, stairway or wall) is permitted to extend seaward of the footprint of the existing retaining wall, and no stairway is permitted on the seaward side of the existing retaining wall. As conditioned, the proposed project complies with Section 30233(a) of the Coastal Act because the approved project does not include any new fill of wetlands or coastal waters.

Section 30240 of the Coastal Act requires that the proposed project, which is located inland of Alamitos Bay, shall be sited and designed to prevent impacts which would significantly degrade environmentally sensitive habitat areas. Sections 30230 and 30231 of the Coastal Act require the protection of water quality and biological resources. The proposed project will be occurring near coastal waters within a developed filled area inland of the bay that is used by the public. The intertidal and subtidal areas of Alamitos Bay, situated seaward of the project site, contain environmentally sensitive habitat areas, which shall be protected from the adverse impacts of development. Since the proposed project does not include any bottom disturbance below the low high tide line, no eelgrass beds would be disturbed. However, due to the project's location near coastal waters it is necessary to ensure that construction activities will be carried out in a manner that will not adversely affect recreation, water quality or marine resources. The potential adverse impacts to water quality and marine resources include discharges of contaminated runoff and sedimentation during construction and as a result of excavation and pouring of concrete for the retaining wall and the use of heavy equipment (fuel and oil leaks).

In order to prevent adverse impacts to marine waters from construction activities, the Commission is imposing **Special Condition Three** which requires that specific mitigation measures be implemented (e.g., sand bagging, runoff diversions, and silt curtains).in order to ensure that water quality, biological productivity and marine resources are protected as required by Sections 30230, 30231 and 30240 of the Coastal Act. **Special Condition Four** requires the applicant to comply with all permit requirements and mitigation measures of the California Department of Fish and Game, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service with respect to preservation and protection of water quality and the environment. Only as conditioned will the proposed project ensure that marine resources and water quality be protected as required by Sections 30230, 30231 and 30240 of the Coastal Act.

As conditioned, there will be no change to the habitat because no portion of the development (fill, stairway or wall) is permitted to extend seaward of the footprint of the existing retaining wall. No wetlands or open coastal waters will be filled. Therefore, the Commission finds that the project, as conditioned, is consistent with Section 30240 of the Coastal Act because the proposed development, as conditioned, has been sited and designed to prevent impacts which would significantly disrupt sensitive habitat areas, and will be compatible with the continuance of such habitat areas. Thus, no significant impacts will occur to ESHA. As conditioned, the Commission also finds that the development conforms with Sections 30230 and 30231 of the Coastal Act.

D. Hazards

The Coastal Act states that new development must minimize risks to life and property and not create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.

Section 30253 of the Coastal Act states, in part:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding

area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The project does not involve any landform alteration as the proposed development involves the replacement of a retaining wall in the same location. The proposed project will not create or contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. No development in the ocean or near the shoreline can be guaranteed to be safe from hazard. All development located in or near the ocean have the potential for damage caused by wave energy, floods, seismic events, storms and erosion. The proposed project is located immediately inland of the Alamitos Bay and is susceptible to natural hazards. The Commission routinely imposes conditions for assumption of risk in areas at high risk from hazards. **Special Condition Five** ensures that the permittee understands and assumes the potential hazards associated with the development.

E. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act:

- (a) Prior to certification of the Local Coastal Program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200). A denial of a Coastal Development Permit on grounds it would prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

A coastal development permit is required from the Commission for the proposed development because it is located on tidelands within the Commission's area of original jurisdiction pursuant to Section 30519 of the Coastal Act. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The City of Long Beach certified LCP is advisory in nature and may provide guidance. The Commission certified the City of Long Beach LCP on July 22, 1980.

The City of Long Beach certified LCP identifies the project site (the public right-of-way) as a public accessway (Alamitos Bay Shoreline Trail). The Policy Plan Map for Area E (Naples) contained in the LCP calls for the completion of the public walkway (Exhibit #6). As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and does not conflict with the certified LCP for the area. Therefore, the approval of the coastal development permit will not prejudice the ability of the City of Long Beach to prepare an LCP which conforms with Chapter 3 of the Coastal Act.

F. California Environmental Quality Act (CEQA)

Section 13096 of the California Code of Regulations requires Commission approval of coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The City of Long Beach is the lead agency for the purposes of CEQA review. On March 21, 2012, the City of Long Beach issued a CEQA Categorical Exemption for the proposed development in the public right-of-way. Furthermore, the proposed project has been conditioned in order to be found consistent with the Chapter 3 policies of the Coastal Act. Mitigation measures, in the form of special conditions, require the applicant to: a) submit revised project plans for review and approval by the Executive Director which include an improved public walkway and stairway within the existing filled area, b) submit a signage plan; c) implement best management practices to minimize adverse impacts to water quality during construction, d) comply with the requirements of the resource agencies, and e) assume the risks of the development.

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and complies with the applicable requirements of the Coastal Act to conform to CEQA.

APPENDIX

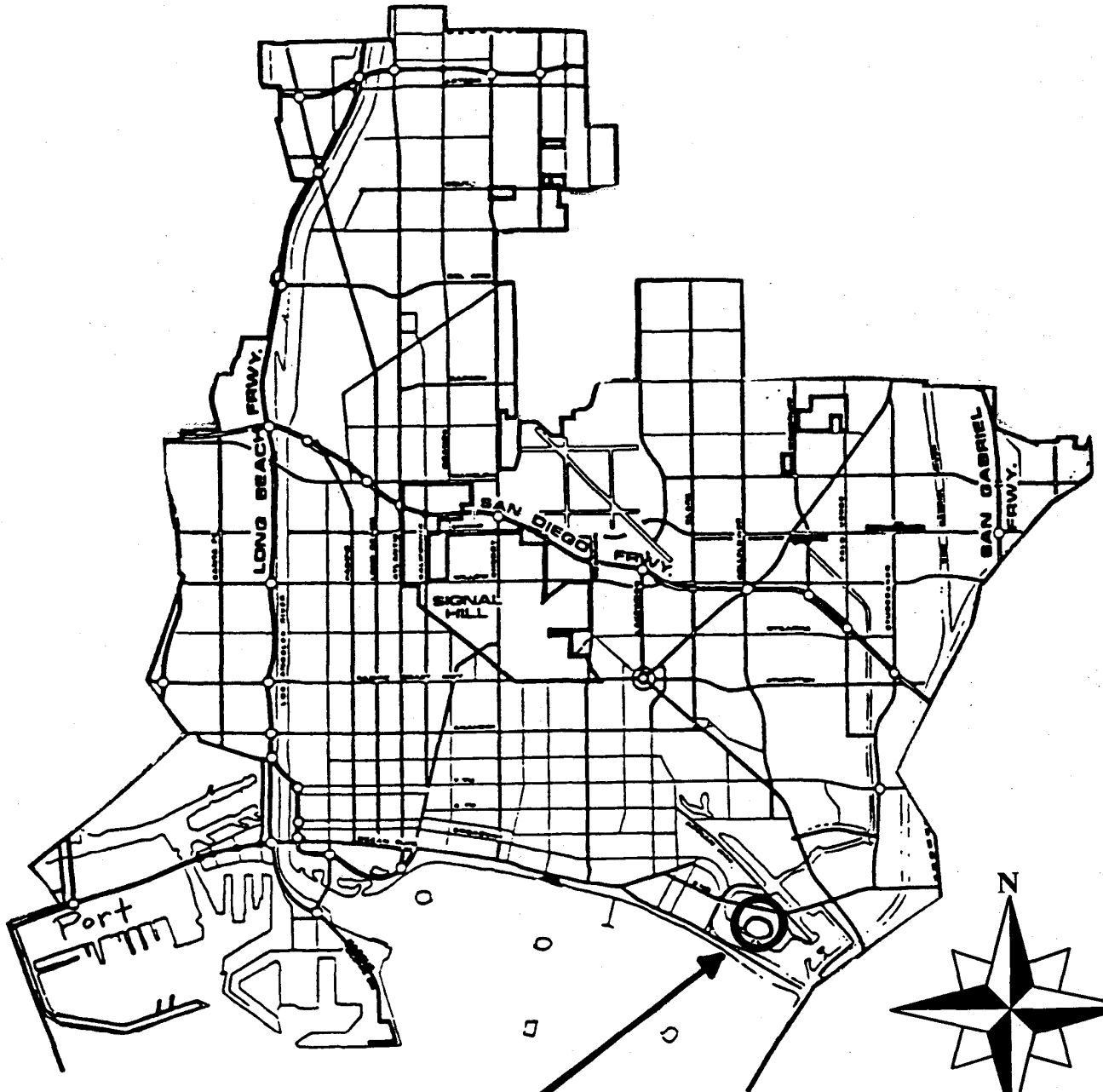
SUBSTANTIVE FILE DOCUMENTS:

1. City of Long Beach certified Local Coastal Program (LCP), July 22, 1980.
2. Coastal Development Permit 5-02-048 (Kober - 5615 Sorrento Dr.).
3. Coastal Development Permit 5-03-584 (Diamond – 5635 Sorrento Dr.).
4. Coastal Development Permit 5-07-131 (Dugan – 5639 Sorrento Dr.).
5. Coastal Development Permit 5-07-250 (Burdge – 5601 Sorrento Dr.).
6. Coastal Development Permit 5-07-120 (Murdoch – 5609 Sorrento Dr.).
7. Local Coastal Development Permit No. 1108-21 (Zucchero – 5609 Sorrento Dr.).
8. City of Long Beach CEQA Categorical Exemption No. CE-11-061, 3/21/2012.

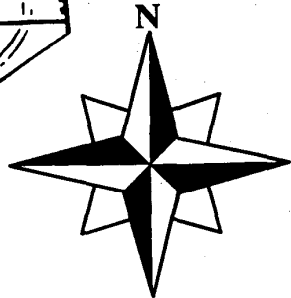
STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

City of Long Beach

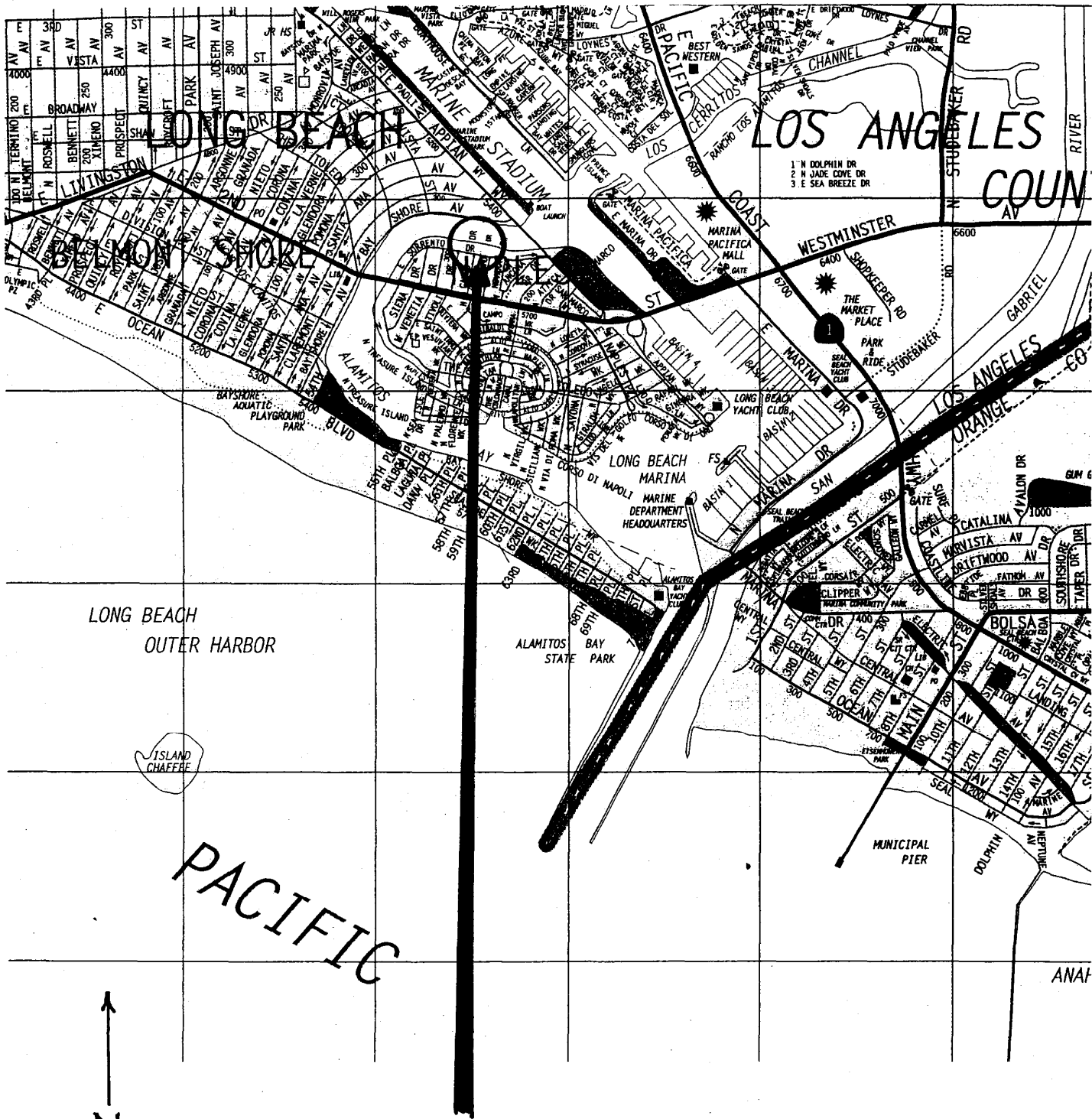


Naples Island



COASTAL COMMISSION
5-12-088

EXHIBIT # 1
PAGE 1 OF 1



LONG BEACH
OUTER HARBOR

ISLAND
CHAFFEE

PACIFIC



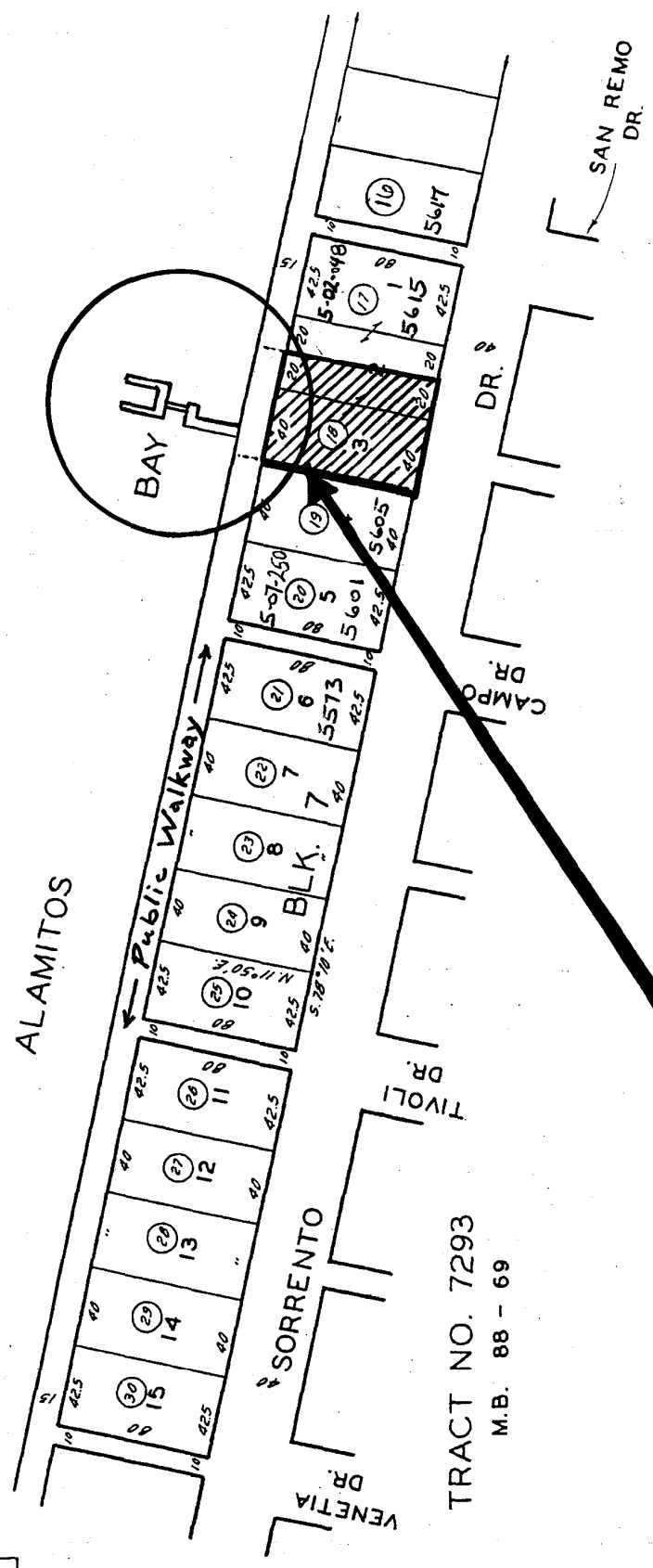
Site: 5609 Sorrento Drive

COASTAL COMMISSION
5-12-088

EXHIBIT # 2

PAGE 1 OF 1

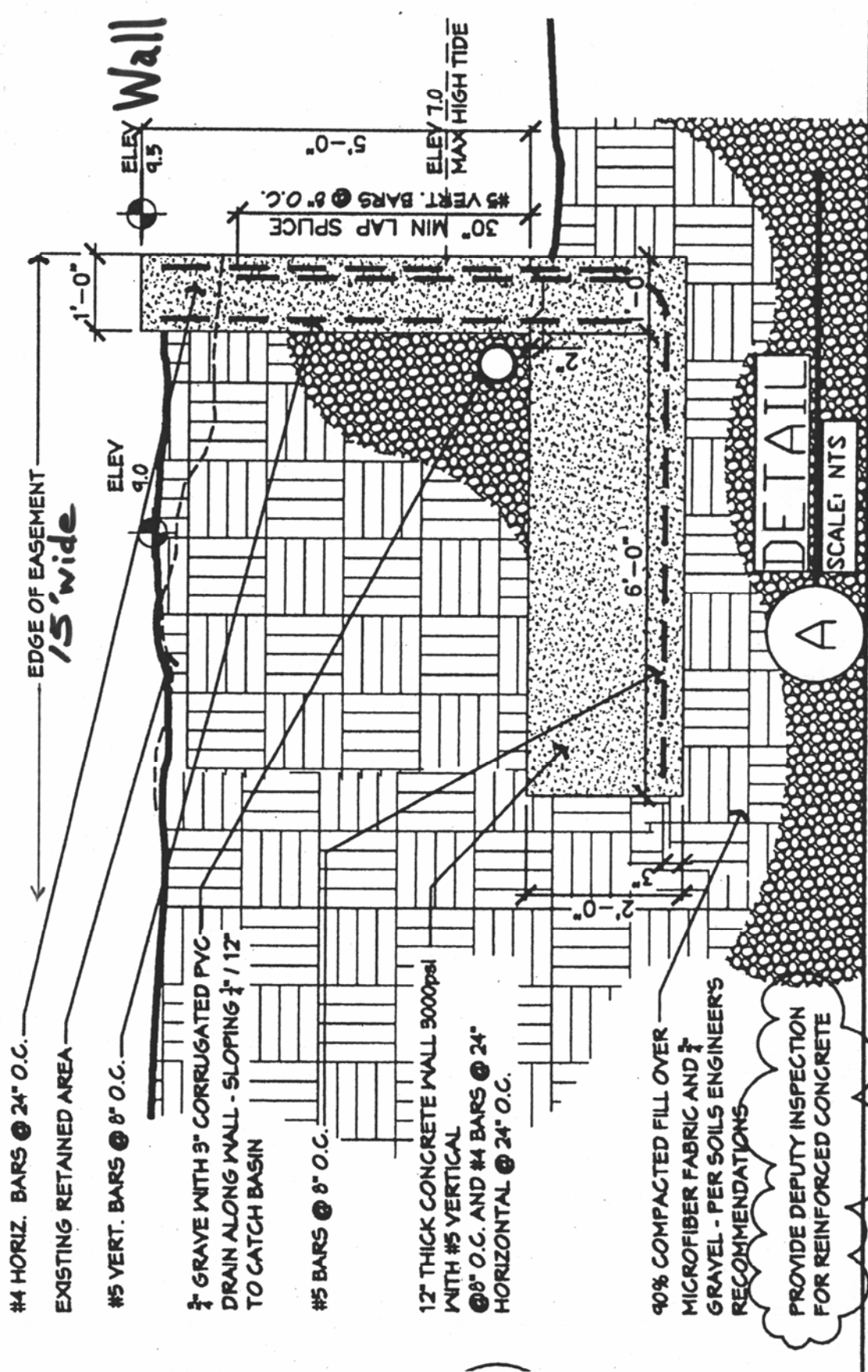
7244	7
SCALE 1" = 60'	



Site 5609 Sorrento Drive
 (See Exhibit #4)

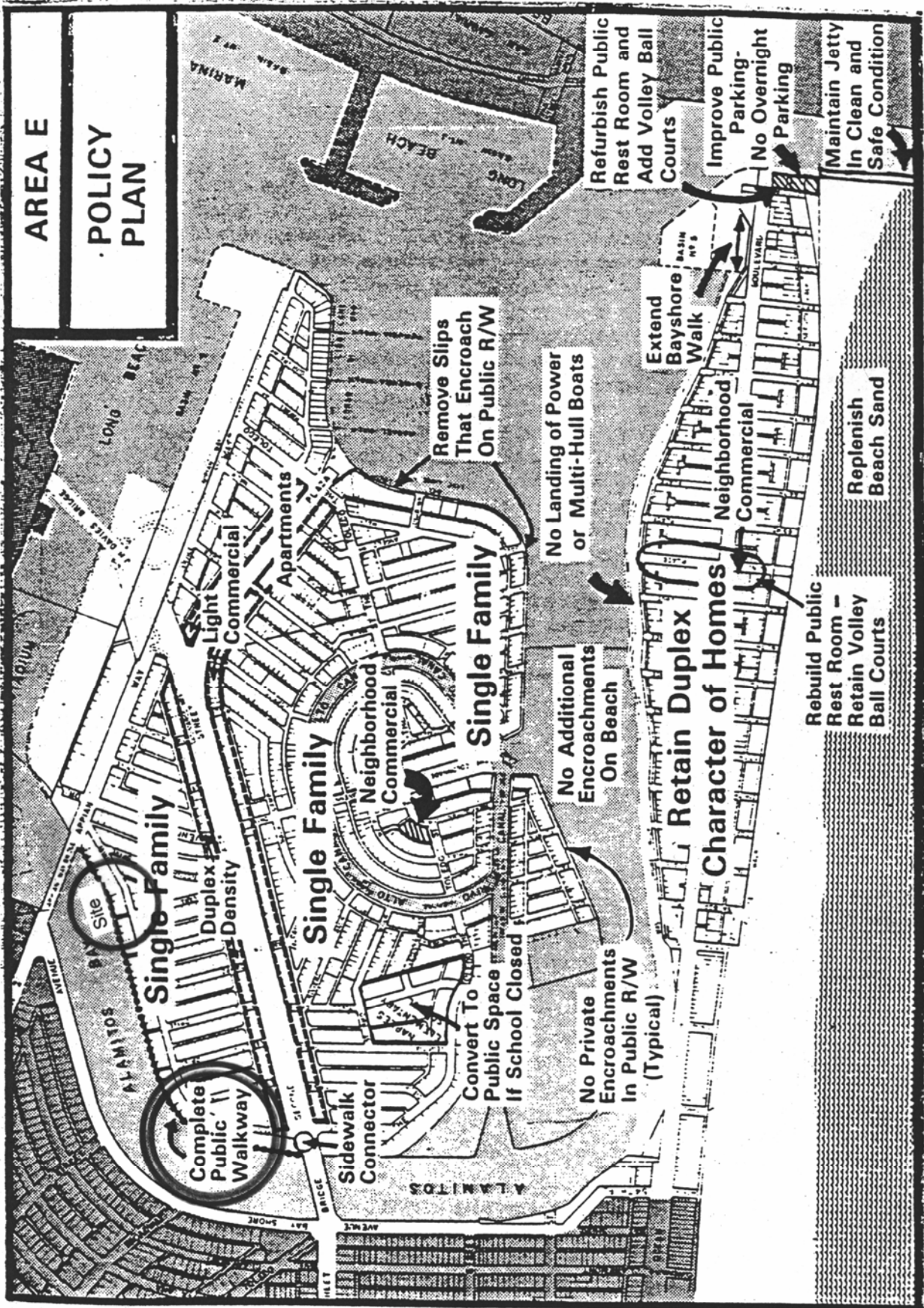
COASTAL COMMISSION
 5-12-088

EXHIBIT # 3
 PAGE 1 OF 1



House - Bay

PROVIDE DEPUTY INSPECTION FOR REINFORCED CONCRETE



AREA E

POLICY PLAN

COASTAL COMMISSION

5-12-088

EXHIBIT # 6

PAGE 1 OF 1

City of Long Beach
Local Coastal Program