

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT
200 Oceangate, Suite 1000
LONG BEACH, CA 90802-4302
(562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov

**Th11**

SOUTH COAST DISTRICT (LONG BEACH) DEPUTY DIRECTOR'S REPORT

*For the
March Meeting of the California Coastal Commission*

MEMORANDUM

Date: March 1, 2013

TO: Commissioners and Interested Parties

FROM: John Ainsworth, South Coast District Senior Deputy Director, (Los Angeles County)

SUBJECT: ***Deputy Director's Report***

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the March 7, 2013 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

DE MINIMIS WAIVERS

1. 5-12-280-W 812 Brooks Investments, Llc, Attn: Mr. Amir Haber (Venice, City Of Los Angeles, Los Angeles County)
2. 5-12-281-W 812 Brooks Investments, Llc, Attn: Mr. Amir Haber (Venice, City Of Los Angeles, Los Angeles County)
3. 5-12-282-W 809 Brooks Investments, Llc, Attn: Mr. Amir Haber (Venice, City Of Los Angeles, Los Angeles County)
4. 5-13-015-W City Of Long Beach, Department Of Parks, Recreation & Marine (Long Beach, Los Angeles County)
5. 5-13-017-W 568 Almar, L L C, Attn: Mr. Eitan Shacham (Pacific Palisades, Los Angeles County)
6. 5-13-025-W City Of Long Beach, Attn: Ms. Sarah Price (Long Beach, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-10-098-A1 City Of Santa Monica, Attn: Voneelya Simmons (Santa Monica, Los Angeles County)

TOTAL OF 7 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-12-280-W 812 Brooks Investments, Llc, Attn: Mr. Amir Haber	Demolition of a two-story, 640 square foot single-family residence (over garage), and construction of a three-story, thirty-foot high, 2,336 square foot single-family residence on a 2,177 square foot lot. Two uncovered on-site parking spaces are provided.	813 San Miguel Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-12-281-W 812 Brooks Investments, Llc, Attn: Mr. Amir Haber	Demolition of a one-story, 921 square foot single-family residence, and construction of a three-story, thirty-foot high, 2,336 square foot single-family residence on a 2,177 square foot lot. Two uncovered on-site parking spaces are provided.	812 Brooks Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-12-282-W 809 Brooks Investments, Llc, Attn: Mr. Amir Haber	Demolition of a one-story, 1,286 square foot single-family residence and a detached garage on a 5,081 square foot lot, and construction of a three-story, thirty-foot high, 5,062 square foot duplex with an attached 924 square foot (four-car) garage.	809 Brooks Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-13-015-W City Of Long Beach, Department Of Parks, Recreation & Marine	Install posts for two new beach volleyball courts on the sandy beach, inland (north) of the bike path, for general public use. The total number of permanent sand volleyball courts in the project area will be increased from twelve to fourteen.	4300 E. Ocean Blvd. (Belmont Shore), Long Beach (Los Angeles County)
5-13-017-W 568 Almar, L L C, Attn: Mr. Eitan Shacham	Demolition of an existing single-family residence and construction of a new two-story, 28 foot high, 4,206 square foot single-family residence, with attached 616 square foot two car garage, on a 3,559 square foot lot.	568 Almar Ave, Pacific Palisades (Los Angeles County)
5-13-025-W City Of Long Beach, Attn: Ms. Sarah Price	Install fifty-inch high (50") electric vehicle charging kiosks at six parking stalls in the public parking lot located at the southwest corner of the intersection of Shoreline Drive and Pine Avenue (Rainbow Harbor).	20 W. Shoreline Drive, Long Beach (Los Angeles County)

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-10-098-A1 City Of Santa Monica, Attn: Voneelya Simmons</p>	<p>At the 2400 Ocean Front Walk site, change the approved relocation site of the new restroom facility to the existing restroom facility site (landward of the promenade) and remove from the plans the conversion and use of the existing facility to a maintenance storage building. The existing 635 square foot restroom facility will be demolished and a new 12'-4" high, 683 square foot restroom facility, with outdoor sinks, bike racks, drinking fountain, seating, hardscape and landscaping, will be constructed in same location.</p>	<p>810,1100,1200 Palisades Beach Road. 2000,2400,2500,2600 & 2800 Ocean Front Walk, Santa Monica (Los Angeles County)</p>
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CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



February 15, 2013

David Mor
1122 Robertson Boulevard, #1
Los Angeles, CA 90035

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments
Section 30624.7 of the Coastal Act**

Based on your 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: 5-12-280

APPLICANT: 812 Brooks Investments, LLC

LOCATION: 813 San Miguel Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a two-story, 640 square foot single-family residence (over garage), and construction of a three-story, thirty-foot high, 2,336 square foot single-family residence on a 2,177 square foot lot. Two uncovered on-site parking spaces are provided.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2012-2817, 10/12/12) and is consistent with the RD1.5-1 zoning designation, the density limit, and surrounding land uses. The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice. Adequate on-site parking is provided for the proposed single-family residence. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,034 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **March 7, 2013 meeting in San Diego** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

CHARLES LESTER
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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WAIVER: 5-12-281 **APPLICANT:** 812 Brooks Investments, LLC

LOCATION: 812 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 921 square foot single-family residence, and construction of a three-story, thirty-foot high, 2,336 square foot single-family residence on a 2,177 square foot lot. Two uncovered on-site parking spaces are provided.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2012-2814, 10/12/12) and is consistent with the RD1.5-1 zoning designation, the density limit, and surrounding land uses. The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice. Adequate on-site parking is provided for the proposed single-family residence. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,034 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

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CHARLES LESTER
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CHARLES R. POSNER
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February 15, 2013

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WAIVER: 5-12-282 **APPLICANT:** 809 Brooks Investments, LLC

LOCATION: 809 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,286 square foot single-family residence and a detached garage on a 5,081 square foot lot, and construction of a three-story, thirty-foot high, 5,062 square foot duplex with an attached 924 square foot (four-car) garage.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2012-2684, 9/28/12) and is consistent with the RD1.5-1 zoning designation, the density limit, and surrounding land uses. The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice. Adequate on-site parking (six spaces) is provided for the two proposed residential units: a four-car garage plus two uncovered spaces on the driveway, all accessed from the rear alley (Indiana Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,771 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **March 7, 2013 meeting in San Diego** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

CHARLES LESTER
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

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February 19, 2013

Mark Sandoval, Manager
City of Long Beach Dept. of Parks, Recreation & Marine
2760 Studebaker Road
Long Beach, CA 90815-1697

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments
Section 30624.7 of the Coastal Act**

Based on your 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: 5-13-015

APPLICANT: City of Long Beach

LOCATION: 4300 E. Ocean Boulevard (Belmont Shore), City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Install posts for two new beach volleyball courts on the sandy beach, inland (north) of the bike path, for general public use. The total number of permanent sand volleyball courts in the project area will be increased from twelve to fourteen.

RATIONALE: The proposed public park improvements are located on State Tideland (public beach) administered by the City of Long Beach. The proposed project has been approved by the City of Long Beach Department of Parks, Recreation and Marine. The proposed project will enhance public recreation and will not obstruct or interfere with existing public access or recreational opportunities at or near the project site. The proposed volleyball posts will be installed in the sand, so the project does not involve any concrete surface or other paving of sandy beach. The proposed project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **March 7, 2013 meeting in San Diego** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

CHARLES LESTER
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

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(562) 590-5071



February 20, 2013

Charles A. Samson
6119 Mary Ellen Avenue
Valley Glen, CA 91401

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on your 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#: 5-13-017 **APPLICANT:** 568 Almar, LLC

LOCATION: 568 Almar Avenue, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story, 28 foot high, 4,206 square foot single-family residence, with attached 616 square foot two car garage, on a 3,559 square foot lot.

RATIONALE: The project site is approximately ½ mile from the ocean on an existing developed lot in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2013-181-AIC from the City of Los Angeles Planning Department. The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project has been reviewed and approved by the City's Building Department. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, will have no adverse impacts on coastal resources and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their March 6-8, 2013 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

CHARLES LESTER
Executive Director

by: _____
Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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(562) 590-5071



February 19, 2013

Sarah Price, CP Coordinator
City of Long Beach Public Works Department
333 W. Ocean Boulevard, 9th Floor
Long Beach, CA 90802

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments
Section 30624.7 of the Coastal Act**

Based on your 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: 5-13-025

APPLICANT: City of Long Beach

LOCATION: 20 W. Shoreline Drive, City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Install fifty-inch high (50") electric vehicle charging kiosks at six parking stalls in the public parking lot located at the southwest corner of the intersection of Shoreline Drive and Pine Avenue (Rainbow Harbor).

RATIONALE: The public parking lot where the six electric vehicle charging kiosks are proposed to be installed is part of a public park (Shoreline Park) that is situated on State Tidelands administered by the City of Long Beach. The proposed project has been reviewed and approved by the City of Long Beach Department of Developmental Services. The proposed project will not result in the displacement of any recreational area or parking spaces in the park. The six parking stalls to be fitted with the proposed charging kiosks will be available to the general public on a first-come, first-served basis, regardless of vehicle type. Use of a charging station will incur a fee. The proposed fifty-inch high charging kiosks are about the same height as the cars that normally occupy the parking stalls, so the proposed project will not result in any additional adverse visual impacts. The proposed project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **March 7, 2013 meeting in San Diego** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

CHARLES LESTER
Executive Director

cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

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5-10-098-A1

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: February 26, 2013
SUBJECT: Permit No.5-10-098 granted to **City of Santa Monica** for:

Demolish six public beach restroom facilities (eight buildings), including showers and concrete pathways; construct seven new 14 foot high, 635 square foot buildings, including outdoor showers, drinking fountains, bike racks, seating, pathways; renovate one existing restroom facility; and convert an existing restroom facility to an enclosed operation and maintenance storage. All public accessible facilities will be compliant with the Americans with Disabilities Act.

PROJECT SITE: 810, 1100, & 1200 Palisades Beach Road, 2000, 2400, 2500, 2600, & 2800 Ocean Front Walk, Santa Monica State Beach, Santa Monica, Los Angeles County.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

At the 2400 Ocean Front Walk site, change the approved relocation site of the new restroom facility to the existing restroom facility site (landward of the promenade) and remove from the plans the conversion and use of the existing facility to a maintenance storage building. The existing 635 square foot restroom facility will be demolished and a new 12'-4" high, 683 square foot restroom facility, with outdoor sinks, bike racks, drinking fountain, seating, hardscape and landscaping, will be constructed in same location.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

Change in building site location will be from the approved seaward beach side of the promenade to the existing building location landward of the promenade within an existing asphalt area adjacent to the beach public parking lot and beach concession building. The amendment will allow the replacement of the existing facility with a slightly larger building; however, the visual impact will be insignificant and with the reuse of the existing building site and the removal from the project the conversion of the existing building to a maintenance building there will be no increase in the number of existing buildings in this location. The Commission, therefore, finds that the proposed amendment is consistent with the Chapter 3 policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Al J. Padilla at the Commission Area office in Long Beach (562) 590-5071.