

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 OceanGate, 10th Floor
Long Beach, California 90802-4416
(562) 590-5071 FAX (562) 590-5084



W17

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 02, 2014

TO: Commissioners and Interested Parties
FROM: For Los Angeles Co.: John (Jack) Ainsworth, South Coast District Senior Deputy Director
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 October 2014 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.

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

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>
<p>5-14-0178-W Santana investors, LLC, Attn: Fortino Santana</p>	<p>Construction of a 6,014 square-foot, 26-foot high, two-story single-family residence, including a 637 square-foot 3-car garage, on a vacant 9,860 square-foot lot. The applicant proposes drought-tolerant and native landscaping,</p>	<p>2253 Warmouth Street, San Pedro CA 06037-7563029012</p>
<p>5-14-1057-W City of Long Beach, Attn: Tom Modica</p>	<p>Demolition and removal of the existing Belmont Plaza pool structure, including the building foundation and surrounding hardscape. Upon completion of demolition and removal of building debris, the site will be backfilled to form a shallow stormwater detention basin and covered with approximately 4 inches of beach sand. Within 6 months of starting demolition, all perimeter fencing will be removed and public access to and across the project site will be restored.</p>	<p>4000 E Olympic Plaza, Long Beach, CA 90803 06037-7256040902, 06037-725639903</p>
<p>5-14-1355-W Dept. of Public Works-Bureau of Engineering</p>	<p>The project proposes to improve the northern 35-foot right-of-way of Hamilton Avenue (between Barbara Street and Patton Avenue) to local street standard dimensions to improve two-way vehicular traffic, pedestrian walkway and drainage control. Improvements include curb and gutter (2 feet), 12-foot sidewalk/parkway, reconstructing three existing driveways, construction of retaining walls approximately 3 feet in height and the relocation of four power poles.</p>	<p>Hamilton Ave. between Patton Ave. and Barbara Street, San Pedro CA</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-14-1357-W City of Los Angeles, Dept. of Public Works, Bureau of Engineering</p>	<p>Restoration of Gaffey Street ("Hey Rookie") pool. The City's proposals include: reconditioning of the pool mechanical equipment area; addition of exhibit panels and a historic plaque providing patrons the story of the pool's historical significance; upgrading and installation of new walkways and driveways; restoration of 12 regular parking spaces, one handicapped accessible parking space and ten bicycle parking spaces; seat walls, native and drought tolerant landscaping and irrigation systems throughout the project area; resurfacing of the access road that serves the pool; installation of a storm water filtration planter around the pool area; construction of an approximately 5,253 square-foot bathhouse; access ways from Gaffey Street including stairs and handicapped access ramps held up by a series of retaining walls of various heights and lengths; and mothballing/decommissioning of building 825.</p>	<p>3351 S Gaffey Street, San Pedro, CA 7469018904</p>
<p>5-14-1625-W Laemmle Theatres, LLC, Attn: Jay Reisbaum</p>	<p>Remodel and addition to an existing movie theater building, reducing the number of seats from 1,091 to 380 seats, modifying the ground floor to include a 181-seat restaurant with 165 seats with 3,088 sq. ft. of customer dining area.</p>	<p>1332 2nd Street, Santa Monica, CA 90401 060374291-014-008</p>

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>
5-12-219-A1 City Of Hermosa Beach, Public Works, Attn: Mondher Saied	The City of Hermosa Beach proposes to make additional minor structural repairs to the 48 year-old municipal pier. The additional proposed work includes repairs/reinforcement to up to 12 additional piles and will conform to the conditions of the previously issued permit 5-12-219, issues in 2013.	1 Pier Ave, Hermosa Beach CA 41887-001-902

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September 25, 2014

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

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#: 5-14-0178-W**APPLICANT:** Santana Investors, LLC, Fortino Santana**LOCATION:** 2253 W. Warmouth Street, San Pedro, Los Angeles County**PROPOSED DEVELOPMENT:** Construction of an approximately 6,014 square-foot, approximately 26-foot high, two-story single-family residence, including a 637 square-foot 3-car garage on a vacant 9,860 square-foot lot. All storm water and runoff will be collected on site and directed to a storm drain. All landscaping will be non-invasive and primarily native and drought tolerant.**RATIONALE:** The proposed project is located on a vacant 9,860 square-foot lot in an established residential neighborhood in the dual jurisdiction area of San Pedro. The site is designated as low-density (R1) residential land use in the City of Los Angeles Zoning Regulations. The applicant has received Approval in Concept (# ZA-2014-213-AIC) from the City of Los Angeles Planning Department dated 1/22/2014. Adequate water quality measures have been addressed through on-site water collection drains which direct water and run off to an off-site storm drain. Proposed landscaping for the project consists of noninvasive drought tolerant plants. The project is designed to be compatible with the character of the surrounding development. The project location is not between the first public road and the sea and does not interfere with public access. The proposed development will not result in adverse impacts on coastal resources, public recreation or coastal views. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act 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 October 8, 2014 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

Shannon Vaughn
Coastal Program Analyst

cc: Commissioners/File

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September 25, 2014

City of Long Beach
ATTN: Eric O. Lopez
333 West Ocean Blvd, 13th Floor
Long Beach, CA 90802

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

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#: 5-14-1057-W

APPLICANT: City of Long Beach

LOCATION: 4000 East Olympic Plaza, Long Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition and removal of the existing Belmont Plaza pool structure, including building foundation and surrounding hardscape. Upon completion of demolition and removal of building debris, the site will be backfilled to form a shallow stormwater detention basin and covered with approximately 4 inches of beach sand. Within 6 months of starting demolition, all perimeter fencing will be removed and public access to and across the project site will be restored.

RATIONALE: The project site is located between the beach and the first public road and is bisected between the Commission's original permit jurisdiction and the City of Long Beach's Local Coastal Program (LCP) permit jurisdiction. The City Council held a public hearing on September 23, 2014 and approved the processing of a single consolidated permit by the Coastal Commission. The City is proposing to demolish the existing indoor pool, restaurant, and locker rooms structure because the building was deemed seismically unsound in February 2013. The City is requesting expedited approval of the demolition to mitigate risks from an earthquake. The City will submit a separate application for future construction of a new aquatic facility on the site.

Following demolition, the site will be backfilled to form a shallow stormwater detention basin and covered with approximately 1,500 cubic yards of sand so that the site can be used for public recreation. The applicant has agreed to implement recommended water quality and hazardous material abatement best management practices during construction. A pre-construction nesting and roosting survey identified evidence of recent roosting in several trees, observed one Black-crowned Night Heron roosting in an oak tree at the site, and identified several inactive nests. A total of three

trees, none of which showed any evidence of roosting or nesting, located immediately adjacent to the building entry ramp will be removed during demolition. None of the other trees located in the project area will be removed, the City has agreed to implement tree protection measures recommended by a certified arborist during demolition, and the demolition is planned to begin during the non-nesting season. The contractor will be required to implement demolition from the north side of the site to the south side of the site so that any delayed construction activities occurring after January 15, 2015 (beginning of nesting season) would be as far from existing trees as possible. Furthermore, should construction delays result in demolition activities after January 15, 2015, a certified biologist will be engaged to identify any nesting activities and to establish and monitor required buffer zone(s) and mitigations. Therefore, the proposed project will not result in any significant adverse impact to nesting habitat. During demolition, the proposed project will not interfere with lateral public access along the beach in front of the pool structure or with vertical access to the beach along either side of the structure. Access to and across the project site will be restored within 6 months of the start of demolition. In addition, the Pier parking lot located to the northwest of the project site will not be used for staging or otherwise closed to public parking during demolition. Trucks hauling demolition debris from the site will travel north on Redondo Avenue to East 7th Avenue. The proposed project is consistent with the Chapter Three policies of the Coastal Act, the certified City of Long Beach LCP, and previous Commission approvals.

This waiver will not become effective until reported to the Commission at their October 8, 2014 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

ERIN PRAHLER
Coastal Program Analyst

cc: Commissioners/File

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WAIVER#: 5-14-1355-W**APPLICANT:** City of Los Angeles, Department of Public Works, Bureau of Engineering**LOCATION:** Hamilton Ave. between Patton Ave. and Barbara St., San Pedro, Los Angeles County**PROPOSED DEVELOPMENT:** The City of Los Angeles proposes to improve the northern 35-foot right-of-way of Hamilton Ave. (between Barbara St. and Patton Ave.) to local street standard dimensions in order to improve two-way vehicular traffic, pedestrian access and drainage control. Improvements include paving the roadway, construction of a two-foot curb and gutter, a 12-foot sidewalk, reconstructing three existing driveways, construction of retaining walls approximately three feet in height and the relocation of four power poles.**RATIONALE:** Currently, vehicles traveling west on Hamilton Ave. share the same existing 18-foot wide paved roadway as vehicles traveling east. When vehicles are traveling eastbound on Hamilton Ave., westbound vehicles are often forced to drive on the unpaved portion of the road to avoid a collision. Driving on the unpaved portion of the road results in air quality impacts when vehicular traffic kicks up dust from the unpaved roadway. Furthermore, erosion and mudflows during rain events impact water quality of storm water runoff in catch basins downstream. The proposed project will result in widening Hamilton Ave. from the existing 18-foot wide paved roadway to a 35-foot wide paved roadway. No additional right-of-way will be acquired as part of the proposed project. Local residents, the San Pedro general community and visitors to this part of the coast will benefit from the proposed improvements. The project location is not between the first public road and the sea and does not interfere with public access. The proposed development will not result in adverse impacts on coastal resources, public recreation or coastal views. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act 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 October 8, 2014 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.

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Shannon Vaughn
Coastal Program Analyst

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WAIVER#: 5-14-1357-W**APPLICANT:** Dept. of Public Works, Bureau of Engineering**LOCATION:** 3351 S. Gaffey Street, San Pedro, Los Angeles County

PROPOSED DEVELOPMENT: Restoration of Gaffey Street ("Hey Rookie") pool. The City's proposal includes: reconditioning of the pool mechanical equipment area; addition of exhibit panels and an historic plaque providing patrons the story of the pool's historical significance; upgrading and installation of new walkways and driveways; restoration of 12 regular parking spaces, one handicapped accessible parking space and ten bicycle parking spaces; seat walls, native and drought tolerant landscaping and irrigation systems throughout the project area; resurfacing of the access road that serves the pool; installation of a storm water filtration planter around the pool area; construction of an approximately 5,253 square-foot bathhouse; construct a new pedestrian access ways from Gaffey St. including stairs and handicapped access ramps held up by a series of retaining walls of various heights and lengths; and mothballing/decommissioning of military building 825.

RATIONALE: The proposed project is located in Angel's Gate Park within the San Pedro Community Plan. The City proposes to restore and reopen the existing Gaffey Street pool to the public for seasonal use operated by the City's Department of Recreation and Parks. Proposed activities include lap swimming, water aerobics, aquatic lessons, recreation swimming, team practice and synchronized swimming performances. Proposed parking for the facility is an existing parking area west of the existing pool. Pedestrian stair and handicapped ramp access is proposed to be available on Gaffey St. at 33rd St. The proposed project is designed to be compatible with the character of the surrounding development. It is not located between the first public road and the sea and will not interfere with public access to the coast. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act. It will not have any adverse impacts on coastal resources nor will it prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their October 8, 2014 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.

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WAIVER#: 5-14-1625-W**APPLICANT:** Laemmle Theatres, LLC – Jay Reisbaum**LOCATION:** 1332 2nd Street , Santa Monica (Los Angeles County)

PROPOSED DEVELOPMENT: Remodel of an existing movie theater including the addition of two restaurants. Improvements include: reducing the number of theater seats from 1,091 to 380; modifying the ground floor to include a 181-seat restaurant with 3,170 square-feet of customer service/dining area; adding a rooftop restaurant with 165 seats and 3,088 square-feet of customer service/dining area. The rooftop restaurant will require the addition of a third story. The maximum height of the third story will not exceed 45 feet.

RATIONALE: The subject site is an approximately 15,009 sq. ft. lot at 1332 2nd Street in the City of Santa Monica, Los Angeles County. The subject site is located within the City of Santa Monica's Downtown Parking Assessment District, not between the first public road and the sea. The proposed project proposes to remodel an existing movie theater and add two restaurants, including a third story for a rooftop restaurant. The footprint of the project site is not proposed to change. Because the project is located within the City's Parking Assessment District, it is not required to provide parking for the proposed development. The applicant provided a parking analysis that shows that, had the proposed project been required to provide parking, the existing use would require 394 on-site parking spaces and the proposed use would require 272 parking spaces. Had parking been required, the proposed project would reduce the number of parking spaces by 122. Adequate measures to address water quality have been incorporated during construction and into the project design. The proposed project utilizes best management practices (BMPs) to improve water quality in the watershed. No landscaping is proposed in conjunction with the project. The proposed project is designed to be compatible with the character of the surrounding development and will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views nor will it prejudice the City's ability to prepare a certified Local Coastal Program. In addition, the proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 8, 2014 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

Shannon Vaughn
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



5-12-219-A1

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: September 29, 2014

SUBJECT: Permit No. **5-12-219** granted to the **City Of Hermosa Beach** for:
Repair of the Hermosa Beach Municipal Pier consisting of installation of 5 new fiberglass jackets and 1 new steel casing and new grout to repair existing spalled concrete piles, and replacement of one damaged 1-foot 5-inch thick by 5-foot wide by 32-foot long concrete deck panel.

PROJECT SITE: 1 Pier Avenue, Hermosa beach, 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):

Allow the City of Hermosa Beach to make additional structural repairs/reinforcement to up to 12 additional piles. The method of repairs will be identical to the repairs made under the original permit.

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):

The City of Hermosa Beach has determined that up to 12 additional piles below the Hermosa Beach Municipal Pier are in need of repair in order to preserve the structural integrity of the pier. The repairs will be identical to those previously made under permit 5-12-219. Additionally, the City proposes to conform to the special conditions imposed by permit 5-12-219. The project, as proposed, will not have any significant marine, visual or public access impacts.

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