

CALIFORNIA COASTAL COMMISSION

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



F9

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 05, 2015

TO: Commissioners and Interested Parties
FROM: For Los Angeles Co.: Steve Hudson, South Coast District 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 2015 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.

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>
5-15-1234-W The Lessing 2004 Family Trust c/o Studio 9One2, Attn: Bruce Lessing	Demolish an existing 2,081 square foot duplex and construct three-story approximately 3,932 square foot single family residence, 407 square foot two-car garage, drought tolerant non-invasive landscaping, and perimeter walls/fences.	58 - 10th Court, Hermosa Beach, CA 90254 06037-4187003027
5-15-1350-W Attn: Alex & Nicole Sinkys	Demolition of a single-family residence and detached garage, and construction of an approximately 29 foot high (above existing grade), 2 story over basement, 8,419 square foot single-family residence with a 755 square foot detached garage and pool cabana.	307 Marguerita Ave, Santa Monica, CA 90402 06037-4293-00-7029
5-15-1577-W Los Angeles County Department of Beaches and Harbors	Request to construct a sand berm in the vicinity of Culver Blvd. and Surf St. on Dockweiler State Beach for the forecasted 2015/16 El Nino storm season. The berm will measure approximately 15 feet high by 20 feet wide by 1,300 feet long, and will be composed of approximately 7,000 cubic yards of sand.	Between Culver Blvd. & Surf St. on Dockweiler State Beach, Playa Del Rey, Los Angeles, CA 060374116032900, 060374116033900

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>
5-96-268-A4 Queensway Bay/City of Long Beach, Attn: James C. Hankla	Update to current parking rates and customer validation program at the Aquarium Parking garage to align with rates at the Pike Parking Garage and installation of pay stations.	201 W. Shoreline Dr, Long Beach, CA

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>G-5-15-0025 Attn: Dylan & Emmeli Bruno</p>	<p>Foundation underpinning of an existing single-family residence and stabilization of the adjacent coastal bluff at 1481 W. Paseo Del Mar, San Pedro in Los Angeles, which is adjacent to the White Point Landslide on the Palos Verdes Peninsula. The proposed project involves underpinning the rear portion of the residence with four (4) 24-inch wide by 36-inch deep reinforced concrete grade beams, four (2) 24-inch diameter reinforced concrete caissons, new reinforced concrete footing and a new 12-inch structural mat slab. The project also includes the construction of a 40-inch by 48-inch reaction wall and the installation of five (5) tie-back anchors in the west side yard parcel that is owned by the City of Los Angeles. The improvements associated with both repair measures will be located entirely underground and not visible from any vantage point. The underpinning activities will be performed from the interior of the residence and will not be visible during construction. The tie-back anchors will be installed within a temporary trench excavated in the side yard such that the construction activities will not be visible from the coast or offshore areas.</p>	<p>1481 W. Paseo Del Mar, San Pedro, CA</p>

OBJECTION TO EXECUTIVE DIRECTION'S DETERMINATION

5-06-226-A2

415 PACIFIC COAST HWY
SANTA MONICA (LOS ANGELES COUNTY)

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
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September 23, 2015

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: 5-15-1234-W **Applicant:** The Lessing 2004 Family Trust

Location: 58 10th Court, Hermosa Beach, Los Angeles County

Proposed Development: Demolish an existing 2,081 square foot duplex and construct three-story approximately 3,932 square foot single family residence, 407 square foot two-car garage, drought tolerant non-invasive landscaping, and perimeter walls/fences.

Rationale: The subject site is located approximately 200 feet inland from the public beach on an approximately 2,850 square foot lot designated R-2 (Medium Density Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Community Development Department approved the proposed project in concept on March 28, 2015. The proposed project includes two covered parking spaces accessed from the alley which is consistent with previous Commission-approved projects in Hermosa Beach. The proposal to divert stormwater runoff to permeable surfaces and/or filter it to an on-site site water infiltration system is consistent with the policies of the Coastal Act. Construction best management practices include daily clean up, disposal and/or recycling of debris, and the use of sandbags to control erosion during construction. No grading is proposed. All proposed landscaping consists of drought tolerant non-invasive species. The proposed project complies with the applicable water efficiency and conservation measures of the City's adopted CALGreen standards and other City guidelines concerning irrigation systems, and efficient fixtures and appliances. The proposed 30-foot height and project design are compatible with the character of surrounding development and will not have any adverse effects on visual or coastal resources, public recreation, or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 6-9, 2015 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.

Charles Lester,
Executive Director

Zach Rehm
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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September 23, 2015

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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: 5-15-1350-W **Applicant:** Alex & Nicole Sinkys

Location: 307 Marguerita Ave, Santa Monica (Los Angeles County)

Proposed Development: Demolition of a single-family residence and detached garage, and construction of an approximately 29 foot high (above existing grade), 2 story over basement, 8,419 square foot single-family residence with a 755 square foot detached garage and pool cabana.

Rationale: The proposed project is located approximately ¼ mile from the beach and within a developed residential neighborhood, and is zoned R1 (Single Family Residential). The project is consistent with the residential character of the surrounding area and is providing three on-site parking spaces. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or to a drywell to reduce urban runoff. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area, and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 6-9, 2015** 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.

Charles Lester,
Executive Director

Mandy Revell
Coastal Program Analyst

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October 1, 2015

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: 5-15-1577-W

Applicant: Los Angeles County Department of Beaches and Harbors

Location: Between Culver Blvd. & Surf St. on Dockweiler State Beach, Playa Del Rey, Los Angeles (Los Angeles County)

Proposed Development: Construction of a berm on the beach south of Ballona Creek for the forecasted 2015/16 El Nino storm season. The berm will measure approx. 15 feet high by 20 feet wide by 1,300 feet long, and will be composed of approximately 7,000 cubic yards of sand.

Rationale: The proposed berm is necessary during the forecasted El Nino storm season to prevent untreated contaminated stormwater from Ballona Creek from the pooling on the back beach (landward of the bike path), causing significant adverse impacts to public access and recreational use of the beach area and public health. Construction of the berm will be monitored by a biologist/appropriate environmental resources specialist to avoid adverse impacts to Western Snowy Plover and/or California Least Tern. No construction or maintenance activities will take place below the semilunar high tide mark during grunion spawning activity. The berm will be removed at the end of the winter storm season (around April, 2016) and the area returned to its pre-construction state. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 9, 2015** 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.

Charles Lester,
Executive Director

Teresa Henry
District Manager

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 Oceangate, 10th Floor
Long Beach, California 90802-4416
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**NOTICE OF PROPOSED PERMIT AMENDMENT (IMMATERIAL)**Coastal Development Permit Amendment No. **5-96-268-A4**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: September 24, 2015

SUBJECT: Coastal Development Permit No. **5-96-268** granted to the City of Long Beach on February 6, 1997 for:

Construction of a five-level (Queensway Bay) parking structure with 1,471 parking spaces to serve the Downtown Shoreline area. A 45-foot high "Queensway Bay" sign is also approved. More specifically described in the permit file in the Commission's South Coast District Office.

PROJECT SITE: 201 W. Shoreline Drive, Downtown Shoreline, City of Long Beach, Los Angeles County

DESCRIPTION OF AMENDMENT REQUEST (5-96-268-A4):

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):

Increase the previously approved hourly and daily parking rates for the existing Queensway Bay parking structure and install four automatic pay machines in the structure.

The proposed permit amendment also includes a change to Special Condition 11 (Daily Parking Rate and Monthly Permit Parking) of amended Coastal Development Permit 5-96-268 in order to approve the proposed parking rate change.

CHANGE TO SPECIAL CONDITION 11:

Removed words are ~~struck through~~ and new words are underlined. The Commission authorizes no other changes to the special conditions of amended Coastal Development Permit 5-96-268 other than the change noted below:

11. Daily Parking Rate and Monthly Permit Parking

The maximum daily cost for public parking in the parking structure shall not exceed a rate of ~~fifteen~~ sixteen dollars per day (\$~~16.15~~ each 24 hours), or twenty sixteen dollars per day for special events. Permit Amendment 5-96-268-A3 authorizes the permittee to provide for sale to the general public

Permit Amendment

5-96-268-A4

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up to 300 monthly permits (cumulative maximum limit of 300 monthly permits for each month). A monthly parking permit shall allow non-preferential use of available parking spaces within the parking structure. No parking stalls shall be reserved for permit holders.

QUEENSWAY BAY PARKING RATES:

	Previously Approved Parking Rates	Proposed Parking Rates
Basic Rate (no validation)	\$ 2.75 per half hour \$15.00 maximum	Free First 30 minutes \$ 3.00 30 minutes – 1.5 hours \$ 6.00 1.5 – 2.5 hours \$ 9.00 2.5 – 4 hours \$12.00 4 – 5 hours \$15.00 5 – 8 hours \$16.00 8 – 24 hours
Retail/Restaurant Validation	Free First 1.5 hours \$ 3.50 1.5 – 3 hours \$ 5.25 3 – 4 hours \$ 2.75 per half hour after the first 4 hours up to the maximum \$15.00 maximum	Free....First 2 hours \$ 3.00 2 – 3 hours \$ 6.00 3 – 4 hours \$ 9.00 4 – 5 hours \$12.00 5 – 6 hours \$15.00 6 – 8 hours \$16.00 8 – 24 hours
Cinema/IMAX Validation	Free First 3 hours \$ 5.25 3 – 4 hours \$ 2.75 per half hour after the first 4 hours up to the maximum \$15.00 maximum	Free....First 3.5 hours \$ 6.00 3.5 – 4 hours \$ 9.00 4 – 5 hours \$12.00 5 – 6 hours \$15.00 6 – 8 hours \$16.00 8 – 24 hours
Special Event	Up to \$16.00 per day	\$8.00 - \$20.00 per day, to be determined by the City Manager
Aquarium Validation	\$8.00 per day	\$8.00 for the first 24 hours, then the basic rate thereafter
Pier Point Landing / Boat Operator	\$8.00 per day	\$8.00 until 3am, then becomes overnight rate of \$16.00 until 12pm. A new \$8.00 rate applies from 12pm until 3am.
Lost Ticket	\$15.00 per day	\$24.00 per day
Aquarium Employee	\$ 4.00 per day	\$ 4.00 per day
Monthly Parking Permit (300 permits maximum)	\$70.00 per month	\$70.00 per month
Aquarium Members	\$20.00 for 5 entrances	\$20.00 for 5 entrances

Permit Amendment

5-96-268-A4

Page 3 of 3

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 proposed parking rate change and installation of automatic pay stations is a minor change to the previously approved development that will have no adverse effects on coastal resources or public access. The parking structure is located on Shoreline Drive and approximately 350 feet inland of Rainbow Harbor. The project site is situated on State Tidelands that are administered by the City of Long Beach.

The parking rates at the Queensway Bay Parking Structure have not increased since March 2010. This update will make the parking fees at the Queensway Bay garage consistent with the fees approved by the Commission on November 14, 2014 at the Pike Parking Structure located on the inland side of Shoreline Drive (Coastal Development Permit Amendment 5-98-156-A16). This update will increase the amount of free parking available with or without validation. Even without validation, parking for up to 5 hours at the Queensway Bay Parking Structure under the new rate structure will be cheaper than the \$3.00 per hour metered rate at the Shoreline Park and Marina Green Park parking lots. This new fee structure ensures that the parking garage will remain affordable for visitors to the Downtown Shoreline area.

The change to Special Condition 11 (Daily Parking Rate and Monthly Permit Parking) would permit a maximum rate of sixteen dollars per day (\$16 each 24 hours) or twenty dollars per day for special events.

The installation of new automatic pay machines will ensure that users of the parking structure are able to pay for parking and exit the structure in a timely manner.

The co-permittees have demonstrated that the currently proposed development complies with all of the other conditions of Coastal Development Permit 5-96-268, as amended. The proposed development and amendment will have no negative effects on coastal resources or coastal access, and is consistent with the Chapter 3 policies of the Coastal Act, previous Commission actions, and the certified Long Beach LCP. Therefore, staff is recommending that the Commission concur with the granting of the amendment request.

If you have any questions about the proposal or wish to register an objection, please contact Erin Prahler at the South Coast District Office: (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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



September 29, 2015

OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION

To: Commissioners and Interested Parties

From: Steve Hudson, Senior Deputy Director
Marlene Alvarado, Coastal Program Analyst

Re: Coastal Development Permit Amendment No. 5-06-226-A2 (City of Santa Monica),
Santa Monica, Los Angeles County.

On June 25, 2015, the applicant (City of Santa Monica) submitted a request to amend Coastal Development Permit No. ("CDP") 5-06-226 to improve and expand an existing children's public playground sand area, located seaward of an existing public facility, the Annenberg Community Beach House, at 415 Pacific Coast Highway in Santa Monica. The proposed development under CDP Amendment No. 5-06-226-A2 (see **Exhibit B**) includes the following:

1. Remove and replace the existing swing set and approximately 290 square feet of Americans with Disabilities Act (ADA) play matting in children's playground area with a new swing set and play matting;
2. Install new shade sails;
3. Excavate sand to accommodate approximately 370 square feet of new play surfacing and base;
4. Install a new additional swing set and ADA play matting in the playground expansion area.

The original Coastal Development Permit No. 5-06-226, approved by the Commission on November 16, 2006, permitted the rehabilitation and the expansion of an existing City owned public beach facility including:

1. Construction of a one-story, approximately 6,200 square foot Event House
2. Construction of two-story, approximately 7,000 square foot Pool House with locker and changing rooms, multi-purpose room, staff offices and storage
3. Construction of a one-story, approximately 700 square foot entry pavilion
4. Construction of an approximately 500 square foot public restroom
5. Five volleyball courts
6. Two paddle tennis courts
7. Family picnic and child's water play area
8. Children's play ground
9. Two lateral beach boardwalks
10. One handicap access for vertical access
11. Construction of a 1,000 square foot beach concession building
12. Addition of 117 new parking spaces for a total of 279 spaces
13. Perimeter fencing

On September 2, 2015, the South Coast District Office in Long Beach issued notices of the Executive Director's determination of immateriality, concluding that there are no issues that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. The Executive Director reported this determination to the Commission at its September 9, 2015 hearing. Within the ten working-day period (September 2, 2015 – September 16, 2015), during which any person may object to the Executive Director's determination, the South Coast District Office received a letter from Michelle Devgan, a local resident, objecting to the original Coastal Development Permit 5-06-226 that was approved in 2006 and to any new additions and alterations (**Exhibit A**). The objector asserts that the beach "is not a fancy private club" and that the authorized development under the original CDP (5-06-226) "will forever scar the beautiful beach". The objector also maintains that the environmental impact of the development authorized under the original permit will be very harmful to the western snowy plover (*Charadrius alexandrinus nivosus*), which is federally listed under the Endangered Species Act of 1973 as threatened. As for the subject CDP Amendment No. 5-06-226-A2, the objector opposes all new alterations to the originally permitted development but has not provided an explanation for the objection to the development proposed under the amendment.

Section 13166(b)(2) of Title 14 of the California Code of Regulations states, in part, that in order to determine materiality of an amendment request, objections must identify issues that may affect the consistency of the development with the Coastal Act.

The objection letter fails to address how the proposed development subject to CDP Amendment No. 5-06-226-A2 will affect the project's consistency with the Coastal Act. The primary concerns raised in the letter relate to the development that was authorized in the original permit and was completed circa 2008-2009.

Therefore, the Executive Director has concluded that the objection letter does not identify any issues that may affect the amendment's consistency with the Chapter 3 policies of the Coastal Act.

As required by Section 13166(b)(2) of Title 14 of the California Code of Regulations, the Executive Director is reporting this conclusion to the Commission along with a copy of the objection letter. If three Commissioners object to the amendment on the grounds that there may be issues that affect consistency with the Coastal Act, the amendment application shall be referred to the commission for action. Section 13166(c) of Title 14 of the California Code of Regulations states, in part, that the Commission may approve the amendment if it finds, by a majority vote of the membership present, that the development as amended conforms to the policies of Chapter 3 of the Coastal Act. If three Commissioners do not object to the executive director's designation of immateriality, the immaterial amendment shall become effective.

FAX 562-590-5084

SEPT 8, 2015

RUSH

To = Charles Lester
Executive Director, Coastal Commission

Permit # 5-06-226 granted to City of Santa Monica

STRONGLY

* WE OPPOSE & OBJECT

WE

OBJECT TO:

The neighbors

- 1. Construction of 8000 sq ft Event House
- 2. Construction of 2 story 7,000 sq ft Pool House
- 3. One story entry pavilion construction
- 4. construction of 500 sq ft public restrooms
- 5. construction of 5 volleyball courts
- 6. construction of 2 paddle tennis courts
- 7. construction of new picnic and play area
- 8. construction of 2 lateral beach boardwalks
- 9. construction of 1000 sq ft beach concession building
- 10. construction of 117 new parking spaces
- 11. construction of perimeter fencing

THIS IS NOT A FANCY PRIVATE CLUB. Public comes to enjoy the BEACH & NOT this elaborate fenced in concrete * jungle. The construction above will forever SCAR the beautiful beach. Environmental impact of this construction is VERY HARMFUL to SNOWY PLOVER, an endangered bird species living on the Santa Monica Beach.

STOP this excessive construction

PERMIT # 5-06-226

This is unnecessary & HARMFUL
 email = ~~FLAVISSANTAMONICA@GMAIL.COM~~ Michelle Tel: 310 9028
 LIVE NEXT DOOR *

Received Sep-08-15 09:18pm

From-310 391 1290

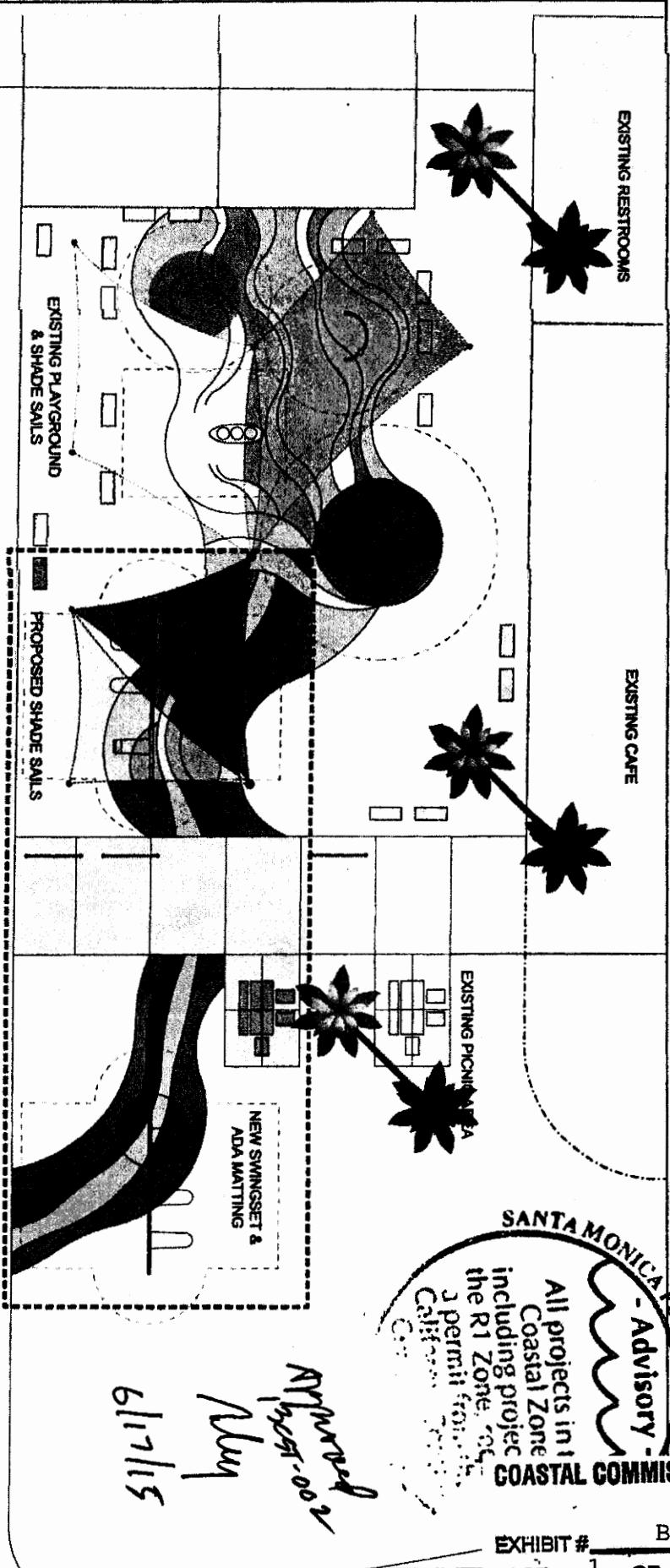
To-California Coastal

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drmanju@yahoo.com

COASTAL COMMISSION

PRELIMINARY PLAYGROUND EXPANSION PLAN
ANNENBERG COMMUNITY BEACH HOUSE
 CITY OF SANTA MONICA



RECEIVED
 South Coast Region

JUN 25 2015

CALIFORNIA
 COASTAL COMMISSION

SANTA MONICA PLANNING #2
- Advisory -
 All projects in the Coastal Zone including projects in the R1 Zone, require a permit from the California Coastal Commission.
COASTAL COMMISSION

*Approved
 6/17/15
 [Signature]*



COMMUNITY WATCH
 PUBLIC GRID

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

Issue Date: September 9, 2015
Emergency Permit No.: G-5-15-0025

APPLICANT: Dylan and Emmeli Bruno

LOCATION OF EMERGENCY WORK:

1481 West Paseo Del Mar, San Pedro, CA 90731

WORK PROPOSED:

Foundation underpinning of an existing single-family residence and stabilization of the adjacent coastal bluff at 1481 W. Paseo Del Mar, San Pedro in Los Angeles, which is adjacent to the White Point Landslide on the Palos Verdes Peninsula. The proposed project involves underpinning the rear portion of the residence with four (4) 24-inch wide by 36-inch deep reinforced concrete grade beams, four (2) 24-inch diameter reinforced concrete caissons, new reinforced concrete footing and a new 12-inch structural mat slab. The project also includes the construction of a 40-inch by 48-inch reaction wall and the installation of five (5) tie-back anchors in the west side yard parcel that is owned by the City of Los Angeles. The improvements associated with both repair measures will be located entirely underground and not visible from any vantage point. The underpinning activities will be performed from the interior of the residence and will not be visible during construction. The tie-back anchors will be installed within a temporary trench excavated in the side yard such that the construction activities will not be visible from the coast or offshore areas.

PERMIT RATIONALE:

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information and our site inspection that an unexpected occurrence in the form of earth movement following the White Point Landslide and the potential for a catastrophic slope failure due to the existing geological conditions and the forecast of heavy El Nino rains for the next storm season requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to conditions listed on the attached page.

Sincerely,

CHARLES LESTER,
Executive Director

By: Teresa Henry, District Manager

cc: Local Planning Department

Enclosures: 1) Acceptance Form; 2) Regular Permit Application Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 60 days of the date of this permit (i.e., by November 8, 2015)
4. Within 180 days of the date of this permit (i.e., by March 7, 2016), the permittee shall apply for a regular Coastal Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 240 days of the date of this permit (i.e., by May 6, 2016), unless this requirement is waived in writing by the Executive Director.
5. Prior to submittal of a Coastal Development Permit to the California Coastal Commission, the applicant shall obtain a Local Coastal Development Permit from the City of Los Angeles.
6. Any additional work requires separate authorization from the Executive Director. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
7. This permit does not obviate the need to obtain necessary authorizations and /or permits from the other agencies (i.e. CA Dept. of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Land Commission.)

As noted in Condition #4, the emergency work carried out under this permit is considered to be TEMPORARY work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate and easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

If you have any questions about the provisioning of this emergency permit, please call the Commission at the address and telephone number listed on the first page.