

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
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W15

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
November 2015 Meeting of the California Coastal Commission*

November 02, 2015

To: Commissioners and Interested Parties

From: For Los Angeles Co.: Steve Hudson, South Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the November 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.

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.

Applicant	Project Description	Project Location
5-15-1233-W Attn: David Hughes	Demolish an one-story single-family residence and storage room, and construction of an approximately 2,743 sq. ft., 27 ft.-9in. high, two-story single-family residence with a 280 sq. ft. balcony, an attached approximately 405 sq. ft. two-car garage, and a permeable driveway with an outdoor 8 ft. radius residential car turntable. Proposed landscaping will be drought tolerant and non-invasive and will be irrigated using a water-wise drip irrigation system with water conservative controllers. Runoff will be diverted into permeable surfaces, toward the landscaped areas for percolation, and to the street drainage system.	418 Hollister Ave, Santa Monica, CA 90405 (APN(s): 4287-007-022)
5-15-1372-W ROJ Investments LLC, Attn: Ryan Ozar	Demolish approximately 1,042 square foot single family residence; and construct three story over basement plus roof deck 26-foot high approximately 4,600 square foot single family residence, drought tolerant non-invasive landscaping, and perimeter walls/fences	2824 Hermosa Ave, Hermosa Beach, CA 90254 (APN(s): 4181027003)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-15-1389-W City of Santa Monica, Public Works Dept., Attn: Ilan Sheth</p>	<p>The Los Amigos Park Stormwater Harvesting & Direct Use Demonstration Project to treat and harvest urban runoff for beneficial uses such as park restrooms indoor flushing and park irrigation. The project involves approximately 5,200 cubic yards of total grading; the installation of a water pre-treatment system with an ultraviolet water disinfection unit, an underground cistern for storage, non-potable water line, a CDS water quality structure, new park irrigation system, and reclaimed water signs; and upgrades to the plumbing of the park restrooms. Stormwater and dry-weather discharge from a Los Angeles County storm drain will be diverted into the proposed pre-treatment system, stored in an underground cistern once treated, and delivered to adjacent park restrooms for indoor flushing and park irrigation.</p>	<p>500 Hollister Ave, Santa Monica, CA (APN(s): 4287-006-900)</p>
<p>5-15-1395-W City of Long Beach, Tidelands Capital Improvement Division, Attn: Eric Lopez</p>	<p>Install 500 linear feet of 46-inch high safety guardrail around the southern and eastern perimeter of existing City-owned Pine Ave Pier.</p>	<p>Pine Ave Pier, Long Beach, Ca</p>
<p>5-15-1396-W 3104 -7th Street, LLC</p>	<p>Demolition of an existing one-story, 540 square foot single-family residence with an attached 305 square foot two-car garage and construction of a new two-story, approximately 20-feet high, 2,475 square foot single-family residence with an attached 379 square foot two-car garage. No grading is proposed.</p>	<p>3104 – 7th Street, Santa Monica, CA 90405 (APN(s): 4287035020)</p>
<p>5-15-1397-W Hermosa Strand Productions, LLC</p>	<p>Remodel and 482 sq. ft. addition to an approximately 500 sq. ft., two-story single-family residence with an attached 400 sq. ft. garage. The applicant is also proposing new decks totaling approximately 519 sq. ft. The subject two-story single-family residence is located at the rear, landward side of the property; the lot consists of two detached residential units. No development is proposed for the main residence on the seaward side of the property. There are no proposed changes to existing parking or existing landscape.</p>	<p>30 The Strand, Hermosa Beach, CA 90254 (APN(s): 4188002031)</p>

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.

Applicant	Project Description	Project Location
5-09-093-A1 City Of L.A., Department Of Public Works, Bureau of Engineering, Attn: James Tebbetts	Rehabilitation of five existing 110-foot long by 36-inch diameter concrete culverts under the Washington Street Bridge at Grand Canal. Rehabilitation includes preconstruction evaluation of existing pipe/culvert condition via Closed Circuit Television (CCTV) during low tide; host pipe cleaning to remove obstructions and marine biota identified during preconstruction evaluation; installation of spiral wound high-density polyethylene (HDPE) liner pipe in host culverts; installation and sealing (by use of sandbags) of cofferdams at each end of relined culvert; closing of sluice gate and dewatering of isolated area; sealing of gaps between new liner and headwall opening of both ends of culvert with fast setting hydraulic cement; post CCTV inspection to confirm lining is satisfactory; patching of all cracks on headwall with no-shrinkage grout; and replacement of any native vegetation on the banks that is impacted or damaged to construction activities (not anticipated).	200 Washington Blvd, Venice, City of Los Angeles, Los Angeles County

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.

Applicant	Project Description	Project Location
G-5-15-0033 Attn: Los Angeles Flood Control District	Emergency repairs to Storm Drain #5241 at Dockweiler State Beach in Playa Del Rey. The proposed project is an emergency measure to prevent the collapse of Storm Drain #5241 due to the major structural damage within the soffit of the drain. The emergency work consists of: 1) removal and replacement of the damaged soffit from station 2+60 to 3+50 (90 linear feet); 2) installation of formwork and rebar reinforcement within the new top slab and sides; and 3) pour concrete around the new reinforcement to match the existing interior and exterior of the drain. The applicant has indicated that the emergency repair work will take approximately three (3) weeks to complete.	Storm Drain #5241. Dockweiler State Beach, Playa Del Rey, CA
G-5-15-0030 Santa Catalina Island Company	Install 6"x 6" temporary timber shores on each side of two missing piles and one temporary shore adjacent to a third damaged pile to temporarily support the foundation structure for the Bluewater Grill Restaurant. Each of the 5 vertical shores will be placed upon a ready-mix concrete bag to allow the foundation to adapt to the shape of the harbor floor. All temporary shores and concrete will be removed once a permit for permanent repairs are approved.	306 Crescent Ave, Avalon, CA 90704 (APN(s): 7480021007)

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October 19, 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: 5-15-1233-W

Applicant: David Hughes

Location: 418 Hollister Avenue, SANTA MONICA, CA 90405 (LOS ANGELES COUNTY)

Proposed Development: Demolish a one-story single-family residence and storage room, and construction of an approximately 2,743 sq. ft., 27 ft.-9in. high, two-story single-family residence with a 280 sq. ft. balcony, an attached approximately 405 sq. ft. two-car garage, and a permeable driveway with an outdoor 8 ft. radius residential car turntable. Proposed landscaping will be drought tolerant and non-invasive and will be irrigated using a water-wise drip irrigation system with water conservative controllers. Runoff will be diverted into permeable surfaces, toward the landscaped areas for percolation, and to the street drainage system.

Rationale: The subject site is located 0.41 miles inland from the beach on a 4000 sq. ft. lot designated for OP-2 (Ocean Park Low Multiple Residential District) and is not between the first public road and the sea. The proposed project will have two on-site parking spaces, which complies with the Commission's parking requirement of 2 spaces per residential unit. The proposed project conforms to the City of Santa Monica certified Land Use Plan (LUP) height limit of 30 ft. Construction best management practices including waste management and the use of gravel bags to control erosion during construction are included in the project plans. All site drainage will comply with the Santa Monica Urban Runoff Ordinance. The project will comply with the applicable water and energy efficiency and conservation measures of the City's adopted CALGreen standards and other City guidelines. Moreover, the proposed project design is compatible with the character of surrounding development and does not have any adverse effects on visual or coastal resources, public recreation or coastal access. The proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the 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 **November 4-6, 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

Marlene Alvarado
Staff Analyst

cc: Commissioners/File

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October 22, 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: 5-15-1372-W**Applicant:** ROJ Investments, LLC**Location:** 2824 Hermosa Ave, Hermosa Beach (Los Angeles County) (APN: 4181027003)

Proposed Development: Demolish approximately 1,042 square foot single family residence; and construct three story over basement, plus roofdeck, 26-foot high approximately 4,600 square foot single family residence, drought tolerant non-invasive landscaping, and perimeter walls/fences

Rationale: The subject site is located approximately 150 feet inland from the public beach on an approximately 2,550 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 July 23, 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 filter it on-site 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. All graded material will be disposed of outside of the Coastal Zone. 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 26-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 **November 4-6, 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

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October 20, 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: 5-15-1389-W

Applicant: City of Santa Monica, Public Works Department

Location: 500 HOLLISTER AVE., SANTA MONICA (LOS ANGELES COUNTY)

Proposed Development: The Los Amigos Park Stormwater Harvesting & Direct Use Demonstration Project to treat and harvest urban runoff for beneficial uses such as park restrooms indoor flushing and park irrigation. The project involves approximately 5,200 cubic yards of total grading; the installation of a water pre-treatment system with an ultraviolet water disinfection unit, an underground cistern for storage, non-potable water line, a CDS water quality structure, new park irrigation system, and reclaimed water signs; and upgrades to the plumbing of the park restrooms. Stormwater and dry-weather discharge from a Los Angeles County storm drain will be diverted into the proposed pre-treatment system, stored in an underground cistern once treated, and delivered to adjacent park restrooms for indoor flushing and park irrigation.

Rationale: The subject site is located approximately 0.45 miles inland from the beach on a 5.59-acre lot designated for OP-2 (Ocean Park Low Multiple Residential District) and is not between the first public road and the sea. Construction best management practices including measures for dust control, emission control, and water pollution control will be implemented during construction. Moreover, the proposed project does not have any adverse effects on visual or coastal resources, community character, public recreation or coastal access. The proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the 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 **November 4-6, 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

Marlene Alvarado
Staff Analyst

cc: Commissioners/File

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October 22, 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: 5-15-1395-W**Applicant:** City of Long Beach, Tidelands Capital Improvement Division**Location:** Pine Avenue Pier, Rainbow Harbor, City of Long Beach (Los Angeles County)**Proposed Development:** Install 500 linear feet of 46-inch high safety guardrail around the southern and eastern perimeter of existing City-owned Pine Avenue Pier.

Rationale: The proposed project is improvements to the existing City-owned Pine Avenue Pier, which is located over State Tidelands. The area is part of the Commission's original jurisdiction and Chapter 3 of the Coastal Act is the standard of review. The proposed project has received an approval in concept and a CEQA determination (categorically exempt) from the City of Long Beach Department of Planning and Building (8/14/15) and is consistent with the visual character of the pier, which includes guardrails of the same design around portions of the perimeter. The proposed guardrails feature vertical steel rails spaced approximately six feet apart with horizontal steel rails stacked approximately six inches apart, and a redwood handrail approximately 46-inches above the surface of the public pier. The project will ensure public safety for pier visitors and will not restrict public access or adversely affect visual resources. There will be no impact to parking because there is no increase in internal floor area or intensity of use. The applicant has proposed construction best management practices to ensure that debris does not spill into the adjacent harbor and is disposed of at approved facilities in a timely manner. 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 November 4-6, 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

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October 26, 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: 5-15-1396-W

Applicant: 3104 7th Street, LLC

Location: 3104 7th Street, Santa Monica (Los Angeles County)

Proposed Development: Demolition of an existing one-story, 540 square foot single-family residence with an attached 305 square foot two-car garage and construction of a new two-story, approximately 20-feet high, 2,475 square foot single-family residence with an attached 379 square foot two-car garage. No grading is proposed.

Rationale: The project site is an inland lot within a developed residential neighborhood, zoned Low Multi-Residential (OP-1). The project is consistent with the residential character of the surrounding area, and with the certified development policies of the LUP. The project will provide the required two on-site parking spaces. The development will incorporate best management practices by directing runoff to landscape/permeable areas and to an on-site percolation pit consistent with the City's water quality requirements. The project will comply with the applicable water efficiency and conservation measures of the City's adopted CALGreen standards and other City guidelines. 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 **November 4-6, 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

Fernie Sy
Coastal Program Analyst

cc: File

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October 21, 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: 5-15-1397-W

Applicant: Hermosa Strand Productions, LLC

Location: 30 THE STRAND, HERMOSA BEACH (LOS ANGELES COUNTY)

Proposed Development: Remodel and 482 sq. ft. addition to an approximately 500 sq. ft., two-story single-family residence with an attached 400 sq. ft. garage. The applicant is also proposing new decks totaling approximately 519 sq. ft. The subject two-story single-family residence is located at the rear, landward side of the property; the lot consists of two detached residential units. No development is proposed for the main residence on the seaward side of the property. There are no proposed changes to existing parking or existing landscape.

Rationale: The project site is located between the sea and the first public road on a 2400 sq. ft. lot designated for R-3 (Multiple Family Residential Zone) by the City of Hermosa Beach's certified Land Use Plan (LUP). The proposed project is located on the inland (rear) side of the lot, which is located between Beach Drive and the Strand; the Strand is an improved public right-of way separating the residential development from the public beach. Vertical public access to this access way and the beach is available to pedestrians via the western end of Lyndon Street (immediately adjacent to the property). The proposed project conforms to the City zoning standards of a 30 foot height limit above grade as calculated by the City. The existing four on-site parking spaces conform to the Coastal Commission's parking requirement of 2 spaces per residential unit. Storm drain runoff will be diverted into permeable surfaces and/or captured by an on-site drywell location. Construction best management practices including daily clean up, disposal and/or recycling of debris, and the use of sandbags to control erosion during construction are included in the project plans. The proposed project design is compatible with the character of surrounding development and does not have any adverse effects on visual or coastal resources, public recreation or coastal access. The proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the 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 **November 4-6, 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

Marlene Alvarado
Staff Analyst

cc: Commissioners/File

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-09-093-A1**

To: All Interested Parties

From: Charles Lester, Executive Director

Subject: Permit No. **5-09-093** granted to the **City of Los Angeles** for: replacement of the five existing Grand Canal tide sluice gates in the same location with new tide gates, including structural repairs to the existing gate supports and water pipes. The project will be done in two phases using temporary cofferdams so there will be no reduction in canal flushing.

Project Site: 200 Washington Boulevard (at Grand Canal Bridge), Venice, City of Los Angeles, 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):

Rehabilitation of five existing 110-foot long by 36-inch diameter concrete culverts under the Washington Street Bridge at Grand Canal. Rehabilitation includes preconstruction evaluation of existing pipe/culvert condition via Closed Circuit Television (CCTV) during low tide; host pipe cleaning to remove obstructions and marine biota identified during preconstruction evaluation; installation of spiral wound high-density polyethylene (HDPE) liner pipe in host culverts; installation and sealing (by use of sandbags) of cofferdams at each end of relined culvert; closing of sluice gate and dewatering of isolated area; sealing of gaps between new liner and headwall opening of both ends of culvert with fast setting hydraulic cement; post CCTV inspection to confirm lining is satisfactory; patching of all cracks on headwall with no-shrinkage grout; and replacement of any native vegetation on the banks that is impacted or damaged by construction activities (not anticipated).

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):

Notice of Proposed Immaterial Permit Amendment

5-09-093-A1

The proposed amendment is part of the approved Washington Street Bridge at Grand Canal rehabilitation project and will incorporate the same Best Management and water quality measures during construction as with the approved bridge project. The project is proposed in two phases. Phase I includes rehabilitation of either two or three culverts. Phase II includes the rehabilitation of the remaining culverts. Conducting the project in two phases will allow uninterrupted flow of the canals and will not negatively impact roadway infrastructure. The proposed amendment will not adversely impact public access, coastal public views, or coastal resources. 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 **Shannon Vaughn** at the phone number provided above.

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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**EMERGENCY PERMIT**

Issue Date: October 22, 2015
Emergency Permit No.: G-5-15-0033

APPLICANT: Los Angeles County Flood Control District (LACFCD)

LOCATION OF EMERGENCY WORK:

Storm Drain #5241, Dockweiler State Beach, Playa Del Rey, City of Los Angeles

WORK PROPOSED:

Emergency repairs to Storm Drain #5241 at Dockweiler State Beach in Playa Del Rey. The proposed project is an emergency measure to prevent the collapse of Storm Drain #5241 due to the major structural damage within the soffit of the drain. The emergency work consists of: 1) removal and replacement of the damaged soffit from station 2+60 to 3+50 (90 linear feet); 2) installation of formwork and rebar reinforcement within the new top slab and sides; and 3) pour concrete around the new reinforcement to match the existing interior and exterior of the drain. The applicant has indicated that the emergency repair work will take approximately three (3) weeks to complete.

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 that an unexpected occurrence in the form of major structural damage within the soffit including a large crack longitudinally along the drain and potential for the drain to collapse 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 30 days of the date of this permit (i.e., by November 21, 2015)
4. Within 60 days of the date of this permit (i.e., by December 21, 2015), 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 150 days of the date of this permit (i.e., by March 20, 2016), unless this requirement is waived in writing by the Executive Director.
5. 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.
6. 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.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV

**COASTAL DEVELOPMENT PERMIT
EMERGENCY PERMIT**

Issue Date: October 16, 2015
Emergency Permit No. G-5-15-0030

APPLICANT:

Santa Catalina Island Company
150 Metropole Way, Avalon, CA 90704

LOCATION OF EMERGENCY WORK:

306 CRESCENT AVE, AVALON (LOS ANGELES COUNTY) (APN(s): 7480021007)

WORK PROPOSED:

Install 6"x 6" temporary timber shores on each side of two missing piles and one temporary shore adjacent to a third damaged pile to temporarily support the foundation structure for the Bluewater Grill Restaurant. Each of the 5 vertical shores will be placed upon a ready-mix concrete bag to allow the foundation to adapt to the shape of the harbor floor. All temporary shores and concrete will be removed once a permit for permanent repairs is approved.

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 that an unexpected occurrence in the form of storm damage to pile-supported foundation causing deflection of the support structure 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: Steve Hudson, Deputy Director

October 16, 2015

Emergency Permit No.: G-5-15-0030

EMERGENCY PERMIT

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 Santa Catalina Island Company 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 30 days of the date of this permit (i.e., by November 15, 2015)
4. Within 60 days of the date of this permit (i.e., by December 15, 2015), 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 150 days of the date of this permit (i.e., by March 14, 2016), unless this requirement is waived in writing by the Executive Director.
5. 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.
6. 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.

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