

CALIFORNIA COASTAL COMMISSION

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



F15

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
April Meeting of the California Coastal Commission*

MEMORANDUM

Date: April 09, 2015

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 April 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.

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-12-271-W Department Of Public Works, City Of Long Beach, Attn: Sara Price</p>	<p>Repair and overlay the existing parking lot and portion of access road with asphalt. Re-grade and reconstruct median islands to include curb cuts which direct surface water flow to biobasins. Re-stripe existing 146-space vehicle parking lot, remove existing parking meters, and install multispace pay stations. Install conduit for electric vehicle charging stations and install new bicycle racks. Parking rate proposed to remain \$1 per hour. Protect existing trees in place.</p>	<p>Alamitos Beach Parking Lot, Long Beach CA 06037-7265021901</p>
<p>5-12-272-W Department Of Public Works, City Of Long Beach, Attn: Sarah Price</p>	<p>Repair and overlay the existing public beach and marina parking lot with asphalt. Re-grade parking lot to conduct infiltration pods throughout the lot. Re-stripe existing 371-space general parking public area and re-stripe existing 705-space restricted marina use parking area. Provide multispace pay stations with existing \$1 per hour fee in public area. Install conduit for electric vehicle charging stations and install new bicycle racks. Protect existing trees in place.</p>	<p>450 Shoreline Dr., Long Beach, CA 06037-7278010913</p>
<p>5-15-0196-W Steven L. Huot, Ana Piedrahita Huot</p>	<p>Remodel of existing approximately 1,263 square foot residential structure and addition of 627 square feet of floor area to create 1,890 square foot 30 foot high two-story plus roofdeck single family residence and attached two-car garage; new roof drainage devices and drought tolerant landscaping.</p>	<p>429 Longfellow Ave., Hermosa Beach, CA 90254 06037-418-1011-012</p>
<p>5-15-0231-W Attn: John & Dora Seiffer</p>	<p>Remodel of existing approximately 3,133 square foot three-story 25 foot high single family residence plus roofdeck and three-car garage; drainage improvements at rear patio; reduction of 117 square feet of floor area, no change in height, no change in parking.</p>	<p>2621 Hermosa Ave., Hermosa Beach, CA 90254 06037-4181037003</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-15-0365-W Leadership Manhattan Beach</p>	<p>Remove two existing approximately five-foot high monocular telescopes from Manhattan Beach Pier adjacent to railings near mean high tide line and install two approximately five-foot high new binocular telescopes and two 18-inch x 24-inch educational panels in same location.</p>	<p>Manhattan Beach Pier, Manhattan Beach, Los Angeles County</p>
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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>5-14-1859-W Attn: Scott Witlin</p>	<p>Demolition of an existing single family residence and construction of approximately 3,810 sq. ft. two-story over basement plus roofdeck 30-foot high single family residence with attached two-car garage along Manhattan Avenue, drought tolerant landscaping, drainage improvements, and walls/fences.</p>	<p>2446 Palm Dr., Hermosa Beach, Los Angeles CA -----</p>
<p>5-15-0222-W Charles & Linda Freadhoff; Frank Tai & Lorraine Fesq</p>	<p>Demolish existing single-family dwelling at 6734 Esplanade and adjust the lot lines of the two neighboring parcels on either side (6730 & 6738) so that each obtains 50 % of the vacant lot. Thus, three existing lots, each with single-family dwellings, will become two lots with the two remaining single-family dwellings. Following demolition of the single-story structure, each of the neighboring parcels will gain a 15 foot side yard. A 6 foot high mahogany fence will be added to the adjusted east/west property line separating 6730 & 6738 Esplanade, as well as across the 30 foot western edge of the lot at 6734 Esplanade. The new north/south fence will be located approximately 18 feet behind the western edge, in compliance with the setback requirements of the City of Los Angeles. Between the new north/south fence and the street, landscaping will consist of succulents and /or native plants as well as ground cover to prevent any erosion. 6730 6734 & 6738 S. Esplanade, Playa Del Rey, CA 90293</p>	<p>6730, 6734, and 6738 S. Esplanade Street, Playa Del Rey, Los Angeles CA 06037 4116-006-052</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>
5-02-105-A1 Attn: Hostelling International	Interior improvements to an existing hostel to create 13 more beds, for a total of 273 beds, with no expansion of square footage or footprint.	1438 Second St., Santa Monica 06037-4291015028
5-14-1010-A1 Attn: Daniel Fitzgerald	Preserve twenty four foot (24') deep stripe of land over the entire width of the applicant's property as measured from the applicant's western (lagoon-side) property line for the purposes of open space and habitat protection.	5115 Via Donte, Los Angeles, CA 90292 06037-4295009005

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>
G-5-14-0030 City of Avalon	Repair four damaged piles supporting the existing fuel dock using hand tools from a boat to attach jack screws to the cement wraps of each detached pile, raise the rod and plate of each jack screw to the height of the fuel dock and bolt the plate to the dock's piling caps so that the repaired piles continue to support the dock. On one pile, install lateral bracing from the jack screw to the pile to prevent the jack screw from moving.	2 Casino Way, Avalon, Los Angeles County
G-5-15-0008 City of Los Angeles Attn: Norman Mundy	Erosion has caused a washout on the west side of Vista Del Mar which threatens the stability of the roadway. Slurry, pipe and board will be used to stabilize the area affected by the washout.	9100 Vista Del Mar (approximately 1,800 feet north of Imperial Hwy), Los Angeles CA 90293 06037-4129-001-902

DETAIL OF ATTACHED MATERIALS

OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION

Extension of Coastal Development Permit 5-06-481-E6 (Abbott), Venice
City of Los Angeles

CALIFORNIA COASTAL COMMISSION

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April 2, 2015

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) 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 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-12-271-W

APPLICANT: City Of Long Beach

LOCATION: Alamitos Beach Parking Lot (Downtown Shoreline District), Long Beach, Los Angeles County

PROPOSED DEVELOPMENT: Repair and overlay the existing parking lot and portion of access road with asphalt. Re-grade and reconstruct median islands to include curb cuts which direct surface water flow to biobasins. Re-stripe existing 146-space vehicle parking lot, remove existing parking meters, and install multispace pay stations. Install conduit for electric vehicle charging stations and install new bicycle racks. Parking rate proposed to remain \$1 per hour. Protect existing trees in place.

RATIONALE: The City of Long Beach proposes to repair and maintain an existing public beach parking lot and improve it with additional accessible parking spaces, bicycle parking areas, infrastructure for electric vehicle charging stations, improved drainage, and multispace pay stations. There is no proposed increase in beach coverage and the existing trees are proposed to be retained. A qualified arborist will be retained during construction and construction will cease should active bird nesting sites be observed during nesting season. The parking lot will be re-stripped but the number of parking spaces will remain 146 and there will be no increase to the \$1/hour parking fee. Alamitos Beach Parking Lot is an important public access feature, serving visitors of the wide, public beach near the Downtown Shoreline District. Nearby public recreation activities include volleyball courts, bike and jogging trails, and fishing areas. The proposed installation of conduit for electric vehicle charging stations will enhance public access and encourage reduced resource use by coastal visitors. The City conducted a geotechnical investigation which determined that the parking lot can be repaired and its useful life extended by approximately 10 years. The City has proposed construction best management practices to preserve water quality. Sea level rise and king tides could cause temporary flooding of the parking lot in the future; the City has assumed the risks and is developing strategies to adapt to sea level rise throughout the Coastal Zone.

This waiver will not become effective until reported to the Commission at their April 15-17, 2015 meeting. If three (3) 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: Commissioners/File

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WAIVER#: 5-12-272-W

APPLICANT: City Of Long Beach

LOCATION: 450 E. Shoreline Drive, Marina Green Park and Downtown Shoreline Marina, Long Beach, Los Angeles County

PROPOSED DEVELOPMENT: Repair and overlay the existing public beach and marina parking lots with asphalt. Re-grade parking lots to conduct surface flows to infiltration pods throughout the lots. Re-stripe existing 371-space general parking public area and re-stripe existing 705-space restricted marina use parking area. Provide multispace pay stations with existing \$1 per hour fee in public area. Install conduit for electric vehicle charging stations and install new bicycle racks. Protect existing trees in place.

RATIONALE: The City of Long Beach proposes to repair and maintain an existing public beach parking lot and an existing marina parking lot and improve each with additional accessible parking spaces, bicycle parking areas, infrastructure for electric vehicle charging stations, improved drainage, and multispace pay stations. There is no proposed increase in beach coverage and the existing trees are proposed to be retained. A qualified arborist will be retained during construction and construction will cease should active bird nesting sites be observed during nesting season. The parking lots will be re-striped but the number of parking spaces will remain 1,076 (371 general public and 705 restricted marina use) and there will be no increase to the \$1/hour public parking fee. The Marina Green Parking Lots are an important public access feature, serving visitors of the wide, public beach near the Downtown Shoreline District and the public marina. Nearby public recreation activities include volleyball courts, bike and jogging trails, and fishing areas. The proposed installation of conduit for electric vehicle charging stations will enhance public access and encourage reduced resource use by coastal visitors. The City conducted a geotechnical investigation which determined that the parking lot can be repaired and its useful life extended by approximately 10 years. The City has proposed construction best management practices to preserve water quality. Sea level rise and king tides could cause temporary flooding of the parking lot in the future; the City has assumed the risks and is developing strategies to adapt to sea level rise throughout the Coastal Zone.

This waiver will not become effective until reported to the Commission at their April 15-17, 2015 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,
Executive Director

Zach Rehm
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April 2, 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 13250(c), Section 13252(e), or Section 13253(c), 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#: 5-15-0196-W**APPLICANT:** Steven and Ana Huot**LOCATION:** 429 Longfellow Avenue, Hermosa Beach, Los Angeles County**PROPOSED DEVELOPMENT:** Remodel of existing approximately 1,263 square foot residential structure and addition of 627 square feet of floor area to create 1,890 square foot 30 foot high two-story plus roofdeck single family residence and attached two-car garage; new roof drainage devices and drought tolerant landscaping.

RATIONALE: The proposed project is located on a non-ocean fronting lot approximately 1,000 feet from the coast in the City of Hermosa Beach. The nearest public access to the public beach is via the walk street designated as Longfellow Avenue. The proposed project has received an Approval in Concept from the City of Hermosa Beach Department of Community Development (2/26/15) and is consistent with the R-2 (Medium Density) zoning designation and the surrounding land uses. The proposed development includes a two car garage accessed from the alley, which is consistent with the Hermosa Beach certified Land Use Plan. The proposed new roof features gutters and downspouts to conduct water to permeable areas in the side yards. No grading is proposed and all landscaping consists of drought tolerant plants in planters fronting the residence. The applicant has proposed construction best management practices to preserve water quality. Additionally, the applicant has agreed to reconstruct the public sidewalk fronting the residence along Longfellow Avenue, which will improve pedestrian access to the coast. 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 April 15-17, 2015 meeting. If three (3) 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: Commissioners/File

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WAIVER#: 5-15-0231-W**APPLICANT:** Jonathan and Dora Seiffer**LOCATION:** 2621 Hermosa Avenue, Hermosa Beach, Los Angeles County**PROPOSED DEVELOPMENT:** Remodel of existing approximately 3,133 square foot three-story 25 foot high single family residence plus roofdeck and three-car garage; drainage improvements at rear patio; reduction of 117 square feet of floor area, no change in height, no change in parking.

RATIONALE: The proposed project is located on an ocean fronting lot adjacent to a public walkway and public beach in the City of Hermosa Beach. The nearest vertical public access to the public beach is approximately 50 feet south of the property via the walk street designated as 26th Street. Lateral access along the beach and the public walk street designated as The Strand is available at the rear of the residence. The proposed project is a remodel of an existing three story single family residence and three-car garage and has received an Approval in Concept from the City of Hermosa Beach Department of Community Development (3/5/15) and is consistent with the R-1 (Low Density) zoning designation and the surrounding land uses. The proposed development includes the retention of an existing three-car garage accessed from Hermosa Avenue. The existing roof and the proposed new portions of the roof feature gutters and downspouts to conduct water an on-site drainage system which pumps excess flows to the city drainage system via Hermosa Avenue. No grading or foundation work is proposed or permitted. All landscaping will consist of drought tolerant non-invasive species in planters on an existing rear patio in a City-approved encroachment area adjacent to The Strand. The patio and wall in the encroachment area will be reconstructed subject to City requirements and sealed to ensure that stormwater does not flow off of the property onto The Strand. The applicant has proposed construction best management practices to preserve water quality. 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 April 15-17, 2015 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,
Executive Director

Zach Rehm
Coastal Program Analyst

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SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) 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 13250(c), Section 13252(e), or Section 13253(c), 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#: 5-15-0365-W**APPLICANT:** Leadership Manhattan Beach and City of Manhattan Beach**LOCATION:** Manhattan Beach Pier, Manhattan Beach, Los Angeles County**PROPOSED DEVELOPMENT:** Remove two existing approximately five-foot high monocular telescopes from Manhattan Beach Pier adjacent to railings near mean high tide line and install two approximately five-foot high new binocular telescopes and two 18-inch x 24-inch educational panels in same location.

RATIONALE: The proposed development will provide a public amenity on the Manhattan Beach Pier, which will encourage coastal visitors to visit the pier and view the coastal environment. The existing monocular telescopes are not functioning well and the proposed binocular telescopes will offer a clearer, crisper, and broader view of the ocean and the coastal zone. The two proposed telescopes are the same size as the two existing telescopes and will be sited in the same location. The two proposed educational panels will be bolted to the railings and will not impede public access or public views. The binocular telescopes will each cost 25 cents to operate and will be serviced and maintained by the City of Manhattan Beach. The City of Manhattan Beach has approved the installation of the telescopes on the Manhattan Beach Pier in concept (2/24/15) and the City has approved the installation of additional telescopes elsewhere in the City within its permit jurisdiction. 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 April 15-17, 2015 meeting. If three (3) 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: Commissioners/File

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April 2, 2015

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#: 5-14-1859-W**APPLICANT:** Scott Witlin**LOCATION:** 2446 Palm Drive, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of an existing single family residence and construction of approximately 3,810 sq. ft. two-story over basement plus roofdeck 30-foot high single family residence with attached two-car garage along Manhattan Avenue, drought tolerant landscaping, drainage improvements, and walls/fences.

RATIONALE: The proposed project is located on a non-ocean fronting lot approximately 300 feet from the coast in the City of Hermosa Beach. The nearest public access to the public beach is via the walk street designated as 25th Avenue. The proposed project has received an Approval in Concept from the City of Hermosa Beach Department of Community Development (9/24/14) and is consistent with the R-1 (Low Density) zoning designation and the surrounding land uses. The proposed development includes a two car garage with two guest parking spaces in the driveway. The proposed new roof features gutters and downspouts to conduct water to an on-site drainage system which filters water runoff before discharging it to the local drainage system. Grading of 624 cubic yards is proposed for the basement living area and all excess graded material will be disposed of at a commercial facility outside of the coastal zone. The applicant has proposed construction best management practices to preserve water quality. All proposed landscaping features low water use non-invasive species, irrigated with low water use irrigation devices. 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 **April 15-17, 2015** 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

Zach Rehm
Coastal Program Analyst

cc: Commissioners/File

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April 2, 2015

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#: 5-15-0222 **APPLICANT:** Charles & Linda Freadhoff; Frank Tai & Lorraine Fesq

LOCATION: 6730, 6734, and 6738 S. Esplanade Street, Playa del Rey (Los Angeles County)

PROPOSED DEVELOPMENT: Demolish the existing single-family dwelling at 6734 Esplanade and adjust the lot lines of the two neighboring parcels on either side (6730 and 6738) so that each obtains 50% of the vacant lot. Thus, three existing lots, each with single-family dwellings, will become two lots with the two remaining single-family dwellings. Following demolition of the single-story structure, each of the neighboring parcels will gain a 15 foot side yard. A 6 foot high mahogany fence will be added to the adjusted east/west property line separating 6730 and 6738 Esplanade, as well as across the 30 foot western edge of the lot at 6734 Esplanade. The new north/south fence will be located approximately 18 feet behind the western edge, in compliance with the setback requirements of the city of Los Angeles. Between the new north/south fence and the street, landscaping will consist of succulents and/or native plants as well as ground cover to prevent any erosion.

RATIONALE: The project site is located on a developed 2,849 sq. ft. lot approximately 520 feet from the beach and 230 feet from Del Rey Lagoon Park in an established neighborhood of Playa del Rey in Los Angeles County. The applicant received a Coastal Development Permit from the City of Los Angeles on December 12, 2014. The demolition of the single family dwelling at 6734 Esplanade and subsequent lot transfer to the two adjacent parcels (Case No. AA2013-1579-PMEX) and zoning adjustment (ZA 2012-3495-CDP) were approved by the City of Los Angeles. The vacated and divided property will remain within the Multiple Dwelling R3-1 Zone. Adequate measures to address water quality during demolition will be implemented. The subject site is not between the first public road (Pacific Ave.) and the sea, and will not prejudice the ability of the City to prepare a Local Coastal Plan.

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 **April 15-17, 2015** 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

Mandy Revell
Staff Analyst

CALIFORNIA COASTAL COMMISSION

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NOTICE OF PROPOSED PERMIT AMENDMENT (Immaterial)
Coastal Development Permit Amendment No. **5-02-105-A1**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: March 19, 2015

SUBJECT: Permit No. **5-02-105-A1** granted to **Hostelling International** for: Addition of 1,600 square feet and 60 beds to an existing four story, 28,392 square foot, 200 bed hostel.

PROJECT SITE: 1438 SECOND ST, SANTA MONICA (LOS ANGELES COUNTY)

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

Interior improvements to an existing hostel to create 13 more beds, for a total of 273 beds, with no expansion of square footage and no change in footprint.

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 building footprint will remain the same and there will be no additional total square footage and no changes in height. Although the additional 13 beds do constitute an increase in intensity of use, it does not require onsite parking. The City of Santa Monica organizes parking in the Downtown parking district, and adequate parking is already provided. The rates of the new beds will be proposed to be low-cost, consistent with the existing hostel beds. Therefore, the proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views.

If you have any questions about the proposal or wish to register an objection, please contact Amber Dobson at the phone number provided above.

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NOTICE OF PROPOSED PERMIT AMENDMENT (Immaterial)
Coastal Development Permit Amendment No. **5-14-1010-A1**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: April 2, 2015

SUBJECT: Proposed Amendment to Coastal Development Permit No. **5-14-1010** granted to **Daniel Fitzgerald** which permits the construction of an approximately 6,970 square foot, 45-foot high, four-story over basement single family residence including four-car garage and roofdeck on vacant lagoon-fronting lot, and landscape the protective lagoon buffer with native vegetation.

PROJECT SITE: 5115 Via Donte, 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):

Preserve twenty-four foot (24') deep strip of land over the entire width of the applicant's property as measured from the applicant's western (lagoon-side) property line for the purposes of public access and habitat protection, consistent with the terms of Instrument Number 86-1400562 (Los Angeles County Recorder's Office).

Change Special Condition 2 as follows (removed words ~~struck through~~ and new words **bolded and underlined**):

Protective Lagoon Buffer – Easement for Public Access and Habitat Protection.
~~PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, and in accordance with the applicant's offer to do so, the applicant shall execute and record a document, in a form and content acceptable to the Executive Director~~ **By acceptance of this Coastal Development Permit No. 5-14-1010, as amended, the applicant agrees to be bound by the terms and restrictions of the Irrevocable Offer To Dedicate Easement and Declaration of Restrictions, recorded in the Los Angeles County Recorder's Office on October 17, 1986 against the subject property, recorded as Instrument Number 86-1400562, which** irrevocably offering **offered** to dedicate to **the State of California**, the City of Los Angeles, **a political subdivision**, (or other public agency or private association acceptable to the Executive Director) an easement **in gross and in perpetuity** for public access and habitat protection. The easement ~~shall include~~ **included** a twenty-four foot (24') deep strip of land over the entire width of the applicant's property as measured from

the applicant's western (lagoon-side) property line as shown on ~~Exhibit 3 of the 8/21/2014 staff report~~ **Exhibit B of Instrument Number 86-1400562.**

~~The recorded document shall include the following paragraph:~~ No disturbance of vegetation or development shall occur within the dedicated area, with the exception of landscaping with native vegetation compatible with the preservation of the wetland coastal strand and dune environment, and the maintenance of the existing public walkway. Prohibited development within the dedicated area includes installation of permanent irrigation devices and the planting of non-native vegetation. The accepting agency or association shall have the right to access the easement to landscape it with native vegetation compatible with the preservation of the wetland coastal strand and dune environment and to maintain the public walkway. The applicant shall not interfere with the use of the lagoon buffer public access path across the easement, restoration of the lagoon buffer as strand habitat, and such fencing that is necessary to preserve the habitat.

~~The document shall be recorded free of prior liens and any other encumbrances that may affect said interest. The offer and restriction shall run with the land in favor of the People of the State of California, binding successors and assigns. The offer shall be irrevocable for a period of 21 years commencing upon the date of recording.~~

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 applicant has proposed to incorporate into the project description his offer to preserve a twenty-four foot (24') deep strip of land over the entire width of the applicant's property as measured from the applicant's western (lagoon-side) property line for the purposes of open space and habitat protection, consistent with the terms of Instrument Number 86-1400562. The applicant's offer to preserve the area adjacent to Ballona Lagoon for public access and habitat protection is mitigation for the public access and habitat impacts of the development authorized by Coastal Development Permit No 5-14-1010 and mitigation for the public access and habitat impacts authorized by amended Coastal Development Permit No. A-266-77. Coastal Development Permit No. 5-14-1010 authorizes a single family residence adjacent to Ballona Lagoon and could not have been approved without mitigation for the impacts to public access and habitat.

The applicant has proposed to change Special Condition 2 to explicitly agree to the terms and restrictions of the existing OTD on the subject property, recorded as Instrument Number 86-1400562. Thus, by accepting Coastal Development Permit No. 5-14-1010, as amended, the applicant agrees on behalf of himself and all successors and assigns, to preserve the twenty-four foot (24') deep strip of land consistent with the terms of Instrument Number 86-1400562. This agreement runs with the land.

On October 1, 1986, as a condition of approval of Coastal Development Permit No. 5-85-373, Instrument Number 86-1400562 offering to dedicate a 24' easement was recorded in the Los Angeles County Recorder's Office by a previous property owner. The Offer to Dedicate the easement was accepted by the City of Los Angeles on May 6, 2004 through a City Council Resolution accepting multiple OTDs, recorded as Instrument Number 04-1142527.

In accepting the benefits of Coastal Development Permit No. 5-85-373, as amended, the previous property owner offered to dedicate a twenty-four foot (24') deep strip of land over the entire width of the applicant's property as measured from the applicant's western (lagoon-side) property line for the purposes of public access and habitat protection. However, Coastal Development Permit No. 5-85-373 has expired and the development subject to that permit (a single family residence) has not been constructed and therefore the impacts associated with that project never materialized. The lagoon buffer area has been vegetated with native plant species and the lateral public trail along the eastern edge of Ballona Lagoon has been constructed. Therefore, it is appropriate to include the terms of Instrument Number 86-1400562 as mitigation for the development authorized by Coastal Development Permit No. 5-14-1010, as amended, rather than as mitigation for the previous approved development which was never constructed, since the proposed development will finally create the impacts previously contemplated in the earlier permit that required the mitigation provided by the offer detailed in Instrument Number 86-1400562. The applicant has agreed with that finding and has offered to incorporate it into the project description.

Coastal Development Permit Amendment No. 5-14-1010-A1 will incorporate the existing OTD's twenty-four foot (24') deep strip easement over the entire width of the applicant's property as measured from the applicant's western (lagoon-side) property line for the purposes of public access and habitat protection to mitigate for the impacts from the approved project and the public access and habitat impacts of the development authorized by amended Coastal Development Permit No. A-266-77. The permit amendment is consistent with the certified Venice Land Use Plan and the Chapter 3 policies of the Coastal Act and will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views.

If you have any questions about the proposal or wish to register an objection, please contact Zach Rehm at the phone number provided above.

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: APRIL 2, 2015

EMERGENCY PERMIT: G-5-14-0030

APPLICANT: City of Avalon
c/o Fernando Avila
Best, Best & Krieger
300 South Grand Avenue, 25th Floor
Los Angeles, CA 90071

LOCATION: Fuel dock located at 2 Casino Way, Avalon, Los Angeles County

EMERGENCY WORK PROPOSED: Repair four damaged piles supporting an existing fuel dock using hand tools to attach jack screws to the cement wraps of the damaged piles, raise the rod and plate of each jack screw to the height of the fuel dock and bolt the plate to the dock's piling caps so that the repaired piles continue to support the dock. On one pile, install lateral bracing from the jack screw to the pile to prevent the jack screw from moving.

This letter constitutes approval of the emergency work you or your representative has requested, as modified herein, to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of damage to four piles supporting a fuel dock caused by heavy sea surge 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 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 the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and
- (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 the attached conditions on page 2.

Sincerely,
Charles Lester
Executive Director

By: _____
Charles Posner
Title: Planning Supervisor

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 May 2, 2015).
4. Within 60 days of the date of this permit (i.e., by June 1, 2015), the permittee shall apply for a regular Coastal Development 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 August 30, 2015), unless this requirement is waived in writing by the Executive Director.
5. Public Rights. The approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.
6. Any additional work requires separate authorization from the Executive Director. In exercising this permit, the permittee 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 other agencies (i.e., CA Dept. of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Lands Commission).

Condition Four (4) indicates that the emergency work carried out under this permit is considered to be TEMPORARY work done in an emergency situation. As required by the conditions of this Emergency Permit, a Coastal Development Permit must be obtained to have the emergency work become a permanent development, a coastal development 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 an 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 provisions of this emergency permit, please call the Commission office in Long Beach (562) 590-5071.

Enclosures: Acceptance Form

cc: Local Planning Department

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

Issue Date: March 3, 2015
Emergency Permit No.: G-5-15-0008

APPLICANT: City of Los Angeles, Department of Public Works

LOCATION OF EMERGENCY WORK:

9100 Vista Del Mar (approximately 1,800 feet north of Imperial Hwy), Los Angeles, CA 90293

WORK PROPOSED:

Emergency repairs along the Vista Del Mar roadway near Jacquelin St. The proposed project is an interim emergency measure to prevent further deterioration of the 9100 Vista Del Mar erosion by means of shoring and slurry. The project will include a temporary pipe, board, and slurry repair to stabilize the area affected by the washout.

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 roadway undermining due to bluff erosion 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 April 2, 2015)
4. Within 60 days of the date of this permit (i.e., by May 2, 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 July 31, 2015), 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 Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



April 2, 2015

OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION

To: Commissioners and Interested Parties

From: Jack Ainsworth, Senior Deputy Director
Amber Dobson, Coastal Program Analyst

Re: Extension of Coastal Development Permit 5-06-481-E6 (Abbott), Venice, City of Los Angeles.

On January 27, 2015 the applicant (William Abbott) submitted a request to extend Coastal Development Permit 5-06-481 for an additional one-year period. The extension would be the proposed project's sixth extension request. Coastal Development Permit 5-06-481 was originally approved in 2008 and permits the demolition of a two-story single family residence and construction of 2 three-level single family residences (each on their own lot). The project site is located at 121 Catamaran Street in the Venice area of the City of Los Angeles.

On March 2, 2015 the South Coast District Office in Long Beach issued a notice of the Executive Director's determination that there are no changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169(b) of Title 14 of the California Code of Regulations, the Executive Director reported this determination to the Commission at its March 2015 Commission meeting.

Within the ten working-day appeal period any person may object to the Executive Director's determination. On March 6, 2015, within the 10 day appeal period, the South Coast District Office received one letter objecting to the Executive Director's determination that there are no changed circumstances that affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act (Exhibit A). The objector asserts that the project will further constrict the already narrow street, and that the setbacks from the road should be reevaluated; the height of the project is inconsistent with the current height limitations; and that the project may cause adverse drainage issues.

Section 13169(c) of Title 14 of the California Code of Regulations states in part that in order to deny an extension request objections must identify changed circumstances that may affect the consistency of the development with the Coastal Act. The most recent extension was approved by the Commission on April 14, 2014, finding that there were no changed circumstances affecting the proposed project's consistency with the Coastal Act as of that date.

The letter fails to raise any new or changed circumstances that would affect the proposed project's consistency with the Coastal Act. The primary concerns raised in the letter are consistency with height, setback, and drainage issues; however, the letter does not address how these issues would affect the project's consistency with the Coastal Act. Additionally, the project's height, setbacks, and drainage were previously reviewed by the Commission and were found consistent with the City's requirements and the project was consistent with Chapter 3 policies of the Coastal Act. As recently as last year, the

Commission made a finding that there are no changed circumstances affecting the project's consistency with the Coastal Act.

Therefore, the Executive Director has concluded that the objection letter does not identify any changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169(c) 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 extension on the grounds that there may be circumstances that affect consistency with the Coastal Act, the Executive Director shall schedule the extension for a public hearing in accordance with Section 13169(d) of Title 14 of the California Code of Regulations. If three Commissioners do not object to the extension, the time for commencement of development shall be extended for one year from the expiration date of the permit. In this case, the approval of the extension request will extend the expiration date of Coastal Development Permit 5-06-481-E6 to February 7, 2016, one year from the previous date of expiration.

DEAR COASTAL COMMISSION 3/6/2015

This letter is in regard to the property at 121 CATAMARAN ST, Marina Del Rey, CA, 90292. It is filed under the number 5-06-481-E6

I own the property 3325 Grand Canal, Marina Del Rey, CA, 90292. It is just down the street from the proposed development and received you PINK notice dated March 2, 2015.

I strongly OBJECT to this extension renewal.

Since the original developments plans were drawn and approved in February, 2008 conditions have changed on the street. Catamaran/ Grand Canal/Strongs/Driftwood is a two way street nexus that presents challenges and safety hazards for all who need to navigate it; in car, van, garbage truck, bicycle or on foot. It is a well-traveled, short cut street with a sharp L turn also used by non-local, beach goers constantly patrolling for parking. 121 Catamaran is situated right in the middle of it. It is no ordinary parcel.

This development needs to be looked at again with a real, boots on ground, SITE VISIT to see how it would impact the street. Putting TWO townhouses where one small cottage existed before will constrict the streets even more. The SET BACK from the roadway especially needs to be reevaluated before any extension can be granted. It allows no room for the sharp turn and needs to be seen to fully understand the folly of this extension. Also it should be noted, water from heavy rain flows down that street like a river. That will require additional consideration on drain placement. We need to correct problems on these streets not create more.

To rubber stamp this project AS IS 7 years after its original plans were drawn up, is doing a tremendous disservice to the people of this neighborhood. There are growing problems with these streets and the resultant lack of traffic flow. Please deny the permit until new plans are developed.

One more thing: There has been lots of public outcry in Venice to our city leaders to stop the division of small, single housing lots (2,700 sq.ft.) into TWO LOTS. More and more the city is denying this practice because it increases unwanted density. The Coastal Commission has that power as well. Please use it.

Thank you.

Larry Mollin

3325 Grand Canal, Marina del Rey, 90292

310-751-6674

lmollin1@yahoo.com