

CALIFORNIA COASTAL COMMISSION

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



Th9

**SOUTH COAST DISTRICT
DEPUTY DIRECTOR'S REPORT**

*For the
July Meeting of the California Coastal Commission*

MEMORANDUM

Date: July 07, 2015

TO: Commissioners and Interested Parties
FROM: For Los Angeles Co.: Steve Hudson, South Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the July 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 DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-15-0102-W Attn: James Haynes	Demolition of two multi-family structures (with 4 rental units) and construction of two new structures, 30-foot high with 2 stories over a basement and roof decks, containing two condominiums. Unit A will be 3,005 square feet and Unit B will be 3,219 square feet. The development will have a total of 7 parking spots onsite. The existing driveway and curb cut on Hermosa Ave. will be maintained. There will also be a driveway and parking access from Palm Drive. Construction of the project includes 458 cubic yards of cut. All storm water and runoff from non-permeable surfaces will be collected and directed toward an on-site drain system.	1638 Hermosa Ave., Hermosa Beach, CA 90254 06037-4183010009
5-15-0259-W Attn: Sean Besser	Removal of two existing one-story units. Construction of a new two-story, sfr w/an adjacent single story accessory bldg. which is the garage w/two parking spaces, landscape and irrigation, new driveway and apron.	2536 5th St., Santa Monica, CA 90405 06037-4287007010
5-15-0616-W City of Santa Monica, Attn: Elizabeth Bar-EI, AICP, Senior Planner	Implement a City-wide Bike Share Program. There will be a total of 43 sites in the coastal zone that will include 500 bikes and 1000 racks and 20 kiosks.	Various locations, Santa Monica, CA
5-15-0619-W 1530 Manhattan Avenue, LLC, Attn: Timothy Roth, Manager	Demolition of an existing duplex structure nonconforming for excess units and insufficient parking, and construction of a 29ft. 4in. high, three story including roof deck over basement single family residence with 3323 sf. of living area, enclosed parking for two vehicles and two open guest spaces in the apron adjacent to the garage.	1530 Manhattan Ave., Hermosa Beach, CA 90254 06037-4183013014

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-15-0691-W City of Manhattan Beach</p>	<p>The art installation will be from July 17th to August 20, 2015. It will require the partial use of the pier premises and 20 of the light poles in the pier (it will not include the octagonal Mediterranean-style building that sits at the end of the pier). the construction of a grid of cables hanging from 20 poles will be built so as to create ceiling on the pier 729 feet long and 27 feet across. These grids will be used to hold 2,313 hanging lights. the lights will be solar powered and turn on/off automatically during night/day time.</p>	<p>Manhattan Beach Pier, Manhattan Beach, CA 90266</p>
<p>5-15-0700-W Attn: Peter Stoll</p>	<p>Improvements to an existing 4,085 square foot, two story with basement single family residence to include: interior remodel, reconfiguration of the existing deck and storage area, and a 397 square foot addition.</p>	<p>126 Wadsworth Ave., Santa Monica, CA 90405 06037-4288017011</p>
<p>5-15-0752-W City of Avalon</p>	<p>Request to make permanent repairs to the City of Avalon Fuel Dock that were approved under emergency permit G-5-14-0030. 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.</p>	<p>2 Casino Way, Avalon, CA 90704 06037-7480-021-006</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>
5-11-140-A2 City of Santa Monica, Economic Development Division, Attn: Nia Tang	To update permit to include ground floor retail and commercial uses including coffee and tea sales and services. The City's tenant, Espresso Cielo to sell coffee, tea, baked goods and packaged foods.	1431 - 2nd St, Santa Monica, CA 06037-4291016902
5-14-1062-A1 Attn: Sofie Howard	Increase area of roof deck from 411 square feet to 414 square feet; decrease floor area of second level recreation room and bathroom from 409 square feet to 375 square feet; decrease floor area of first floor garage from 463 square feet to 426 square feet; remove two vehicle lifts from approved project description and eliminate Special Condition 2 requiring maintenance of the vehicle lifts.	18 - 25th Ave., Venice, CA 90291 06037-4226018024
5-95-055-A15 Aquarium of the Pacific & City of Long Beach, Attn: Tom Modica	Replace natural gas powered co-generation system with fuel cell energy system at rear (west) of Aquarium of the Pacific facility adjacent to Golden Shore; construct 900 square foot shade structure adjacent to Children's Play Area and 750 square foot shade structure adjacent to Molina Animal Care Center, within existing developed areas of Aquarium of the Pacific facility.	200 - 0 W Shoreline Dr., Long Beach, CA

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June 29, 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#: 5-15-0102-W

APPLICANT: James Haynes

LOCATION: 1638, 1640, 1642 Hermosa Ave and 1635 Palm Drive, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of two multi-family structures (with 4 rental units) and construction of two new structures, 30-foot high with 2 stories over a basement and roof decks, containing two condominiums. Unit A will be 3,005 square feet and Unit B will be 3,219 square feet. The development will have a total of 7 parking spots onsite. The existing driveway and curb cut on Hermosa Ave. will be maintained. There will also be a driveway and parking access from Palm Drive. Construction of the project includes 458 cubic yards of cut. All storm water and runoff from non-permeable surfaces will be collected and directed toward an on-site drain system.

RATIONALE: The project site is a 4,132 square foot L-shaped developed lot in an established residential neighborhood of Hermosa Beach in Los Angeles County. The applicant received Approval in Concept from the City of Hermosa Beach Community Development Department on December 8, 2014. The City determined that the removal of the 4 rental units did not require replacement in the mello determination. The site is designated as R-3, multi-family residential by the City of Hermosa Beach and the proposed development is consistent with the zoning. The proposed project will result in a reduced intensity of the site with less dwelling units. The project will maintain the curb cut on Hermosa Ave., but will not have any new negative impacts on public street parking and the development will provide more onsite parking than what is required by the Commission. The proposed project is consistent with the character of the area and will not have a significant impact on visual or coastal resources. The proposed project is consistent with past Commission approvals and the Chapter 3 policies of the Coastal Act and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their **July 8-10, 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

Amber Dobson
Coastal Program Analyst

cc: Commissioners/File

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June 25, 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: 5-15-0259-W **Applicant:** Sean Besser

Location: 2536 5th St., Santa Monica (Los Angeles County)

Proposed Development: Demolition of two single story dwellings, and construction of a new 3,992 square foot, 23 foot high, two-story single family residence with a detached single-story 385 square foot garage. New wood fencing is proposed around portions of the perimeter of the site. An 18 in. high concrete retaining wall will be needed around portions of the perimeter to accommodate new and existing grades. A new concrete driveway and drive apron is also proposed. All storm water and run off from non-permeable surfaces will be collected and directed toward landscaped and permeable areas or catch basins which will be directed toward the public storm drain system. All landscaping will be non-invasive and consist of primarily drought tolerant and native plant species irrigated by drip irrigation. No grading is proposed.

Rationale: The proposed project, which is located approximately one-half mile inland of the beach, received an Approval in Concept from the City of Santa Monica (3/16/15) and is consistent with the OP-2 (Low Density Multiple Residential) zoning designation and the surrounding land uses. The structures to be demolished have not been deemed by any local or state jurisdiction to be important to the history, architecture, or culture of the area, and the structures are not listed on any register of historic structures. The proposed development will not result in adverse impacts to public coastal access, coastal resources, public recreation, public coastal views, or water quality. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with 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 **July 8-9, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director

Mandy Revell
Staff Analyst

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June 29, 2015

Elizabeth Bar-El, Senior Planner
City of Santa Monica
1685 Main Street
Santa Monica, CA 90407

**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#: 5-15-0616-W **APPLICANT:** City of Santa Monica
LOCATION: Various Locations, Santa Monica, Los Angeles County

PROPOSED DEVELOPMENT: Implement a City-wide Bike Share Program. There will be a total of 43 sites in the coastal zone that will include 500 bikes and 1000 racks and 20 kiosks.

RATIONALE: All of the sites will be within existing paved areas, or in front of red curbs, or within existing parkways. Construction and installation will include pouring concrete if necessary, and securing the bike stations to the ground. Bike stations consist of rentable bikes that are connected to the station, which is mounted to heavy steel plates. Each station will include a sign and a map. No utilities are required. The signage, racks, and kiosks will not block visual resources. There will be no negative public access impacts, even during construction. There will be no net loss of existing bike racks. A few sites will provide a trial-period and will be installed initially. The remaining sites will be installed in September through November. The construction schedule will avoid peak visitor times between June and August. The proposed development will have a positive benefit on public access to coastal areas by providing an alternative form of low-cost transportation. No bike stations will be installed on beach sand. The 6 bike stations near Santa Monica State Beach have been reviewed and approved by the California Department of Parks and Recreation.

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, nor will it prejudice the local government's ability to develop a Local Coastal Program or certified Land Use Plan.

This waiver will not become effective until reported to the Commission at their **July 8-10, 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

Amber Dobson
Coastal Program Analyst

cc: Commissioners/File

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June 25, 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: 5-15-0619-W

Applicant: 1530 Manhattan Ave, LLC

Location: 1530 MANHATTAN AVE., HERMOSA BEACH (LOS ANGELES COUNTY)

Proposed Development: Demolish a legal non-conforming duplex structure with insufficient parking, and construct an approximately 3324 sq. ft., three-story single-family residence, measured to be 29 ft.-4 inches above existing grade, with a basement, roof deck, two-car garage, and two open carport spaces. The proposed 4-level residence includes a partial subterranean level and a full subterranean level. The project involves an increase in landscape and permeable areas, and approximately 704 cubic yards of total grading.

Rationale: The subject site is located approximately 0.18 miles inland from the beach on a 2001 sq. ft. lot designated for R-3 (Multiple Family Residential Zone) by the City of Hermosa Beach's certified Land Use Plan (LUP); not between the first public road and the sea. The proposed project will have four on-site parking spaces, which exceeds to the Commission's parking requirement of 2 spaces per residential unit. The proposed project conforms to the City zoning standards of a 30 foot height limit above grade as calculated by the City. Diverting storm drain runoff into permeable surfaces and/or captured by an on-site water infiltration system is consistent with the policies of the Coastal Act. 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. New plantings will be non-invasive and drought-tolerant species. The proposed plans indicate the project's compliance 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 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. Also, 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 **July 8-10, 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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June 26, 2015

Coastal Development Permit Waiver Improvements to Existing Single-Family Residences or Structures Coastal Act Sections 30610(a) and (b)

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: 5-15-0691-W

Applicants: City of Manhattan Beach and Virginia Vilchis

Location: Manhattan Beach Pier, Manhattan Beach (Los Angeles County)

Proposed Development: Temporary art installation (authorized September 2, 2015 - December 31, 2015) including 2,313 solar powered LED lights hanging from 20 existing light poles approximately 10 feet above the pier surface.

Rationale: The proposed development will provide a public amenity on the Manhattan Beach Pier, which will encourage coastal visitors. The art installation will be displayed for approximately one month. The City of Manhattan Beach is a co-applicant, along with the artist, and will approve the specific dates for the art installation. The applicant is not proposing and is not permitted to close the public pier or charge a fee for use of the public pier as part of the art installation. The proposed LED lights will be solar powered and will only operate at night. The proposed lights are small string lights similar to holiday lights and will not produce substantially greater light output than that of the existing light poles as observed or experienced from the sandy beach and the ocean beneath the pier. The authorized period for the proposed art installation will begin after Grunion season will have concluded. Therefore, the project 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 July 8-9, 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

CALIFORNIA COASTAL COMMISSION

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June 30, 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: 5-15-0700**Applicant:** Peter Stoll**Location:** 126 WADSWORTH, AVE, SANTA MONICA, (LOS ANGELES COUNTY)

Proposed Development: Improvements to an existing 4,085 square foot, 2-story with basement single family residence to include: interior remodel, reconfiguration of the existing deck and storage area, and a 397 square foot addition.

Rationale: The proposed project, which is located approximately 100 feet inland of a park and the Santa Monica State beach, received an Approval in Concept from the City of Santa Monica (6/2/15) and is consistent with the zoning designation and the surrounding land uses. The proposed development will not result in adverse impacts to public coastal access, coastal resources, public recreation, public coastal views, or water quality. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with 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 the **July 8-10, 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

Amber Dobson
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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June 26, 2015

Attn: Fernando Avila
Best Best & Krieger, LLP
3390 University Avenue, 5th Floor
Riverside, CA 92501

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: 5-15-0752-W **Applicant:** City of Avalon
Location: 2 Casino Way, Avalon (Los Angeles County)

Proposed Development: Request to make permanent repairs to the City of Avalon Fuel Dock approved under emergency permit G-5-14-0030. The work included repair to 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, lateral bracing was installed from the jack screw to the pile to prevent the jack screw from moving.

Rationale: The subject site is a City-owned fueling dock located in the City of Avalon on Santa Catalina Island. The fuel dock was damaged on or around July 6, 2014 due to heavy sea surge and required immediate repair to prevent or mitigate loss or damage to life, health, property or essential public services. This application is to make the completed repairs permanent. 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 July 8-10, 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
cc: File

Erin Prahler
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



5-11-140-A2

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties.
FROM: Charles Lester, Executive Director
DATE: July 1, 2015
SUBJECT: Permit No.5-11-140 granted to **City of Santa Monica**

for: **Demolition of an existing five story 345 parking space parking structure and construction of a new, eight story, with three subterranean levels, parking structure with 730 parking spaces, 7,000 square feet of retail space, 4,000 square feet of storage space, electrical charging station, bicycle racks, and solar panels.**

PROJECT SITE: 1431 2nd 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):

To construct tenant improvements for retail uses for the purpose of selling specialty coffee, espresso, tea, incidental baked goods, packaged foods, and related items. Tenant improvements will occupy 1,600 square feet of the existing 7,000 square feet of retail spaces that was approved in the original permit.

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

The proposed amendment is requested by the City of Santa Monica to allow the previous approved commercial retail space to be developed with a food service or restaurant use. Adequate parking to support the commercial use exists within the adjacent parking structure. The proposed changes to this space will conform to the conditions of the previous issued permit 5-11-140 issued on February 6, 2012. The project, as proposed, will not have any significant visual or public access impacts.

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

CALIFORNIA COASTAL COMMISSION

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. 5-14-1062-A1

Date: July 1, 2015

To: All Interested Parties

From: Charles Lester, Executive Director

Subject: Permit No. 5-14-1062-A1 granted to **Sofie Howard** for: **Construction of a two-story, approximately 25-ft. high accessory building with a 463 sq. ft. detached four car garage (utilizing two car lifts) with a 409 sq. ft. second floor recreation room, and a 411 sq. ft. roof deck.**

Project Site: 18 25TH AVE., VENICE, (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):

Increase area of roof deck from 411 sq. ft. to 414 sq. ft.; decrease floor area of second level recreation room and bathroom from 409 sq. ft. to 375 sq. ft.; decrease floor area of first floor garage from 463 sq. ft. to 426 sq. ft.; remove two vehicle lifts from approved project description and eliminate Special Condition 2 requiring maintenance of the vehicle lifts.

FINDINGS

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

The proposed development will not result in adverse impacts to coastal access, marine resources, or water quality. The proposed amendment is consistent with the underlying Coastal Development Permit approval (CDP 5-95-1062), which included findings that only two vehicle parking spaces are required for the existing single family residence and that only the two vehicle parking spaces at grade are officially recognized by the Commission. The vehicle lifts were originally proposed by the applicant but are not required under the Venice Land Use Plan and have not been required by the Commission in previous actions in the area. The proposed minor alterations to the sq. ft. age of the second floor recreation room and roof deck will not change the approved intensity of use of the accessory structure. The proposed

Notice of Proposed Immaterial Permit Amendment

5-14-1062-A1

drainage features and drainage plan are consistent with the underlying CDP and will protect marine resources and water quality in the area. Therefore, the proposed amendment is consistent with the certified Venice Land Use Plan which may be used as guidance, and is consistent with the Chapter 3 policies of the Coastal Act which are the standard of review.

If you have any questions about the proposal or wish to register an objection, please contact Zach Rehm at (562) 590-5071.

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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**5-95-055-A15****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: June 25, 2015

SUBJECT: Coastal Development Permit No. 5-95-055-A15 granted to City of Long Beach and Aquarium of the Pacific:

Construction of the Long Beach Aquarium of the Pacific. More specifically described in the permit file in the Commission's South Coast District Office.

PROJECT SITE: 100 Aquarium Way, Downtown Shoreline area, City of Long Beach, (Los Angeles County)

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

Replace natural gas powered co-generation system with fuel cell energy system at rear (west) of Aquarium of the Pacific facility adjacent to Golden Shore; construct 900 square foot shade structure adjacent to Children's Play Area and 750 square foot shade structure adjacent to Molina Animal Care Center, within existing developed areas of Aquarium of the Pacific facility.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed development will not result in adverse impacts to coastal access, marine resources, or water quality. The proposed amendment is consistent with the underlying permit approval (CDP 5-95-055), is consistent with the City of Long Beach certified Local Coastal Program which may be used as guidance, and is consistent with the Chapter 3 policies of the Coastal Act which are the standard of review because the project site is on State Tidelands within the Commission's original jurisdiction. The fuel cell energy system will be installed in the same location as the existing natural gas powered co-generation system and will not require natural landform alteration or disrupt public access or recreation. The proposed tent structures will provide shade within existing developed areas within the interior paid areas of the Aquarium and will not increase the intensity of use of the facility.

If you have any questions about the proposal or wish to register an objection, please contact Zach Rehm at the Commission District Office in Long Beach (562) 590-5071.