

**CALIFORNIA COASTAL COMMISSION**

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



# W17

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

*For the  
August Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: August 11, 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 August 2015 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

**DETAIL OF ATTACHED MATERIALS**

**REPORT OF 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>
5-15-0606-W Attn: Jamilya Milkins	Replace windows at existing 3,711 square foot single family residence and add cantilever deck at northwest corner.	4411 Roma Ct, Venice, CA 90291 06037-4295-003-055

**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>
<b>5-15-0457-W</b> Attn: Michael Sarlo	Conversion of a duplex into a 2-unit condominium structure with an interior remodel. Construction of a 434 sq. ft. roof deck and a 96 sq. ft. roof access structure. Total height of building and roof access structure is 29 feet high. One parking space will be added for a total of 4 onsite.	6325 Vista Del Mar, Playa del Rey, CA 06037-4116005016
<b>5-15-0552-W</b> Attn: Glen & Caroline Payne	Merge two lots, demolish an existing 1,854 square foot duplex, expand an existing single family residence, and construct a second unit to establish a 4,449 square foot, three-story, 30-foot high duplex on one lot (net reduction of one residential unit and 337 square feet of floor area). Provide five parking spaces, on site drainage system, and drought tolerant non-invasive landscaping.	1723-1327 Monterey Blvd. (Lots 33 & 34, Block 50, Tract 1130), Hermosa Beach, CA 90254 06037-4183-015-021, 06037-4183-015-022
<b>5-15-0612-W</b> Stehlik Revocable Trust, Attn: Dean Stehlik	Demolition of 834 square foot duplex and construction of approximately 2,270 square foot, 30-foot high, two-story plus roof deck over basement single family residence, two-car garage, and drought tolerant non-invasive landscaping.	219 Monterey Blvd, Hermosa Beach, CA 90254 06037-4188009018
<b>5-15-0646-W</b> Attn: Jeremy Erlich	Demolish a one-story single-family residence and detached garage, and construct an approximately 4,100 sq. ft., 23 ft. high two-story single-family residence with second-story balconies, an outdoor swimming pool, a rooftop terrace (with a 42 in. parapet), a re-positioned curb cut, and an attached two-car garage. Landscaping will consist solely of drought-tolerant, non-invasive species and will be irrigated through a drip irrigation system in adherence with local water control measures. Drainage will be diverted into permeable surfaces and captured by on-site water infiltration systems.	640 Hill Street, Santa Monica, CA 90405 06037-4287-018-023

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

<p><b>5-15-0698-W</b> Attn: David Yang</p>	<p>Demolition of a single family residence. Construct new two-story, 30 ft. high, 4,027 sq. ft., two-story over basement, single family residence with an attached garage, and roof deck with 335 sq. ft. cabana on a 2,937 foot lot. All plants will be non-invasive and consist of primary drought tolerant plant species utilizing drip irrigation.</p>	<p>107-24<sup>th</sup> Street, Hermosa Beach, CA</p>
<p><b>5-15-0832-W</b> Marineland MHP Attn: Sabrina Gottlieb</p>	<p>Remove existing single wide manufactured home and install new 1,064 square foot, 25 foot high, two-story plus roof deck single wide manufactured home.</p>	<p>531 Pier Ave #7, Hermosa Beach, CA 90254 06037-8950-218-007</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>
<p><b>5-11-131-A1</b> County of Los Angeles, Department of Beaches &amp; Harbors (DBH) Attn: Michael Tripp and Pacific Marina Venture, LLC Attn: Michael Pashaie</p>	<p>At Parcel 44 waterside (P44 Marina), construct a 141-slip marina consisting of concrete docks with fully encapsulated concrete floats, 3 fixed platforms, 2 ADA-compliant gangways, 5 std. gangways, 1 boat hoist, and 72 piles. The proposed dock plan is designed to accommodate vessels ranging from 20 to 75 feet in length. The new P44 Marina will have a majority (59%) of slips less than 30 feet in length.</p>	<p>4637 Admiralty Way, Marina Del Rey, Los Angeles (Parcel 44)</p>

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July 30, 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:** 5-15-0606-W

**Applicant:** Jamilya Milkins

**Location:** 4411 Roma Court, Venice, Los Angeles, Los Angeles County

**Proposed Development:** Replace windows at existing 3,711 square foot single family residence and add cantilever deck at northwest corner.

**Rationale:** The subject site is two lots totaling 4,508 square feet adjacent to Ballona Lagoon on the Marina Peninsula in Venice, Los Angeles. There is a 30 foot lagoon buffer vegetated with native plants and a public promenade between the lagoon and the house. The existing house is set back approximately 10 additional feet from the lagoon and the proposed new deck at the northwest corner will not be any closer to the lagoon than the existing extent of the development. The applicant will employ construction best management practices and heavy machinery is not proposed or permitted anywhere on the pedestrian promenade or in the 30 foot lagoon buffer. The proposed project has been approved by the City of Los Angeles Planning Department (DIR-2015-1352-VSO; 4/13/15) and is consistent with the pattern of development in the area, which consists of large single family residences with decks set back at least 10 feet from the pedestrian promenade. No grading or landscaping is proposed. The proposed project 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 the designation in the City's certified Land Use Plan, 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 August 12-14, 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**

South Coast Area Office  
200 Oceangate, Suite 1000  
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(562) 590-5071



July 21, 2015

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

Based on your 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#:** 5-15-0457

**APPLICANT:** Michael Sarlo

**LOCATION:** 6325 Vista del Mar, Playa del Rey, Los Angeles County

**PROPOSED DEVELOPMENT:** Conversion of a duplex into a 2-unit condominium structure with an interior remodel. Construction of a 434 sq. ft. roof deck and a 96 sq. ft. roof access structure. Total height of building and roof access structure is 29 feet high. One parking space will be added for a total of 4 onsite.

**RATIONALE:** The project site is over a ¼ mile from the ocean on existing developed lots in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received local approval (ZA-2014-1304-CDP-MEL) from the City of Los Angeles. The site is designated as multi-unit residential (R3-1) land use in the Westchester-Playa del Rey Planning area. The proposed project is consistent with the character of the area and the height limits. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have to adverse impacts on coastal resources 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 **August 12-14, 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  
cc: Commissioners/File

by: \_\_\_\_\_  
Amber Dobson  
Coastal Program Analyst

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July 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:** 5-15-0552-W **Applicants:** Glen and Caroline Payne

**Location:** 1723-1327 Monterey Boulevard (Lots 33 and 34, Block 50, Tract 1130), Hermosa Beach, Los Angeles County (APN Nos. 4183-015-021 and 4183-015-022)

**Proposed Development:** Merge two lots, demolish an existing 1,854 square foot duplex, expand an existing single family residence, and construct a second unit to establish a 4,449 square foot, three-story, 30-foot high duplex on one lot (net reduction of one residential unit and 337 square feet of floor area). Provide five parking spaces, on site drainage system, and drought tolerant non-invasive landscaping.

**Rationale:** The subject site is located approximately 800 feet inland from the public beach on two approximately 2,700 square foot lots designated R-2 (Medium Density Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Planning Commission approved Precise Development Plan 15-2 for the proposed project on January 20, 2015. The proposed project includes five on-site parking spaces, which exceeds the Commission's parking requirement of two spaces per residential unit. The proposal to divert stormwater runoff to permeable surfaces and/or filter it to an on-site site water infiltration system is consistent with the policies of the Coastal Act. Construction best management practices include daily clean up, disposal and/or recycling of debris, and the use of sandbags to control erosion during construction. Proposed grading consists of 10 cubic yards of cut and 460 cubic yards of fill. All proposed landscaping consists of drought tolerant non-invasive species. The proposed project complies with the applicable water efficiency and conservation measures of the City's adopted CALGreen standards and other City guidelines concerning irrigation systems, and efficient fixtures and appliances. The proposed 30-foot height and project design are compatible with the character of surrounding development and will not have any adverse effects on visual or coastal resources, public recreation, or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their August 12-14, 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

by: Zach Rehm  
Coastal Program Analyst

cc: File

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July 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:** 5-15-0612-W **Applicants:** Stehlik Revocable Trust

**Location:** 219 Monterey Boulevard, Hermosa Beach, Los Angeles County (APN 4188-009-018)

**Proposed Development:** Demolition of 834 square foot duplex and construction of approximately 2,270 square foot, 30-foot high, two-story plus roof deck over basement single family residence, two-car garage, and drought tolerant non-invasive landscaping.

**Rationale:** The subject site is located approximately 600 feet inland of the public beach on a 1,505 square foot lot designated R-3 (High Density Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Community Development Department approved the project in concept on April 2, 2015. The proposed project includes two covered parking spaces, which meets the Commission's parking requirement of two spaces per residential unit. An existing curbcut along Monterey Boulevard will be modified but no existing on-street public parking spaces will be removed. The proposal to divert stormwater runoff to permeable surfaces and/or filter it to an on-site site water infiltration system is consistent with the policies of the Coastal Act. Construction best management practices include daily clean up, disposal and/or recycling of debris, and the use of sandbags to control erosion during construction. Proposed grading consists of 30 cubic yards of cut and 18 cubic yards of fill, and excess graded material will be disposed of outside 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 30-foot height and project design are compatible with the character of surrounding development and will not have any adverse effects on visual or coastal resources, public recreation, or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their August 12-14, 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

by: Zach Rehm  
Coastal Program Analyst

cc: File

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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:** 5-15-0646-W

**Applicant:** Jeremy Erlich

**Location:** 640 HILL STREET, SANTA MONICA, CA 90405 (LOS ANGELES COUNTY)

**Proposed Development:** Demolish a one-story single-family residence and detached garage, and construct an approximately 4,100 sq. ft., 23 ft. high two-story single-family residence with second-story balconies, an outdoor swimming pool, a rooftop terrace (with a 42 in. parapet), a re-positioned curb cut, and an attached two-car garage. Landscaping will consist solely of drought-tolerant, non-invasive species and will be irrigated through a drip irrigation system in adherence with local water control measures. Drainage will be diverted into permeable surfaces and captured by on-site water infiltration systems.

**Rationale:** The subject site is located over half of a mile inland from the beach on a 6,411 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 daily clean up, disposal and/or recycling of debris, and the use of gravel bags to control erosion during construction are included in the project plans. 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 project will not have a significant impact on public street parking. 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. 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 **August 12-14, 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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July 28, 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:** 5-15-0698-W

**Applicant:** David T. Yang

**Location:** 107 24<sup>th</sup> Street, Hermosa Beach (County of Los Angeles)

**Proposed Development:** Demolition of a single family residence, and construction of a two-story, 30 feet high, 4,027 square-foot, two-story over basement, single-family residence with an attached garage, and roof deck with a 335 square-foot cabana on a 2,934 square foot lot. All landscaping will be non-invasive and consist of primarily drought tolerant plant species utilizing drip irrigation.

**Rationale:** The site, which is approximately one block inland of the Strand, is designated as medium-density (R-2) residential land use in the City of Hermosa Beach Certified Land Use Plan (LUP). The proposed single family residence is a permitted use in the R-2 zone and has received an approval in concept from the City of Hermosa Beach Planning Department. The proposed project conforms to the 30-foot height limit designated in the City's zoning requirements. The proposed two on-site parking spaces provide adequate parking for the single-family residence. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed. The proposed project is consistent with community character, is consistent with past Commission permit action, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, 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 **August 12-14, 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,  
Coastal Program Analyst

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July 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:** 5-15-0832-W

**Applicant:** Sabrina Gottlieb

**Location:** 531 Pier Ave, Lot #7, Hermosa Beach, Los Angeles County

**Proposed Development:** Remove existing single wide manufactured home and install new 1,064 square foot, 25 foot high, two-story plus roofdeck single wide manufactured home.

**Rationale:** The subject site is a graded 922 square foot lot in a the Marineland Mobile Home Park located approximately 1,500 feet inland from the public beach on a site designated as MHP (Mobile Home Park) by the Hermosa Beach Zoning Code. The proposal to develop just one lot with a single-wide mobile home (as opposed to two lots with a double wide) is consistent with the Hermosa Beach Land Use Plan and the public access policies of Chapter 3 of the Coastal Act, The Marineland Community Association approved the project on April 27, 2015 and the applicant has applied for a permit from the California Department of Housing and Community Development. The proposed project includes one vehicle parking spaces, which is consistent with previous applications at the subject mobile home park and other mobile home parks. No grading is proposed. River rocks are proposed around the perimeter of the structure and stormwater will be directed towards the river rocks and other permeable areas before flowing to the local storm drain system. The proposed project design is 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 the designation in the City's certified Land Use Plan, 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 August 12-14, 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: Commissioners/File

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## NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

### August 10, 2015

Coastal Development Permit Amendment No. 5-11-131-A1

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**SUBJECT:** Coastal Development Permit No. 5-11-131 granted to Los Angeles County Department of Beach and Harbors; Essex Property Trust, Inc./Essex Marina City Club, L.P.; Neptune Marina/Legacy Partners; Holiday-Panay Way Marina, L.P.; MGC Marina Del Rey International; Golden West Properties; The boat yard, Harbor Real Estate for:

**Demolition and reconstruction of six private leasehold marinas (Parcels 10, 21, 42/42, 44, 53 & 125) and one public marina (Parcel 47)...The new docks are designed to comply with the California Department of Boating and Waterways (DBAW) guidelines for marina design and Americans with Disabilities Act (ADA) requirements. The proposed docks will reduce the total number of slips in these marinas by 389 slips (1,669 existing to 1,307 new slips). More specifically described in the application file in the Commission offices.**

**PROJECT SITE:** 13534 Bali Way (Parcels 42/43); 4635 Admiralty Way (Parcel 44); 13555 Fiji Way (Parcel 53); 4333 Admiralty Way (Parcel 125); 13589 Mindanao Way (Parcel 47) & 13650 Mindanao Way (Parcels 48,49, 77, EE), 14126 Marquesas Way (Parcel 10); 14025 Panay Way (Parcel 21), MARINA DEL REY, COUNTY OF LOS ANGELES APN(s) 4224-003-9002, 4224-003-901, 4224-008-900, 4224-010-900, 4224-600-907, 4224-006-912.

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):

**At Parcel 44 waterside (P44 Marina), construct a 141-slip marina consisting of concrete docks with fully encapsulated concrete floats, 3 fixed platforms, 2 ADA-compliant gangways, 5 standard gangways, 1 boat hoist, and 72 piles. The proposed dock plan is designed to accommodate vessels ranging from 20 to 75 feet in length. The new P44 Marina will have a majority (59%) of slips less than 30 feet in length.**

#### 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 extend beyond the previously approved footprint of the marina, and will not result in adverse impacts to shoreline processes, public access and water quality. In addition, the total

number of slips will remain the same. The proposed amendment will increase the number of small slips (35 feet and below in slip length) from 87 to 121 slips; consequently, the number of larger slips (36 feet and above) will be reduced from 54 to 20 slips. Furthermore, the proposed development will reduce the number of piles in the marina (from 81 existing piles to 72 new piles). The proposed amendment is consistent with the underlying permit approval (CDP# 5-11-131) and will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

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