

**CALIFORNIA COASTAL COMMISSION**

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



# W25

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

*For the  
September Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: September 03, 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 September 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>
5-15-0860-W 7 Vicente Terrace LLC, Attn: Murray Gold	130 square foot roof deck addition to an existing two-story over basement single family residence, increasing the height of the structure to approximately 32 feet 8 inches. New stair access to the roof deck is proposed from the second story balcony.	7 Vicente Ter, Santa Monica, CA 90401 06037-4290020025

**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>
5-15-0968-W Attn: Arash Abbasian-Kashi	Demo existing non-conforming, duplex structure and construction of a three story with mezzanine level and open deck area, single family residence with enclosed parking for three vehicles and one open guest space in the apron adjacent to the garage.	322 Manhattan Ave, Hermosa Beach, CA 90254 06037-4188009034

**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>5-06-226-A2</b>                      City of Santa Monica                      Attn: Judith Meister</p>	<p>Improvements and expansion of existing children's public playground sand area. Remove and replace existing swing set and approximately 290 square feet of Americans with Disabilities Act (ADA) play matting in children's playground area with a new swing set and play matting, install new shade sails, excavate sand to accommodate approximately 370 square feet of new play surfacing and base and install new additional swing set and ADA play matting in playground expansion area.</p>	<p>415 Pacific Coast Hwy, Santa Monica                      06037-4293017901</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-10-030-A2

California Department of  
Transportation, Dist. 7,  
Attn: Karl Price

Construct a new storm water drainage system including a replacement storm water pumping plant (Storm Water Pump Plant No. 53-2626W) and associated structures, including a new piping system, a new outfall structure, and a new electrical building. The pumping plant will consist of a wet well and a transition structure. The wet well will be approximately 30' by 26' (measured from the outside walls) and approximately 30' below grade. The wet well will include 2 new submersible pumps. The transition structure system will be approximately 28' (measured from outside walls) at its widest point, approximately 25' long, approximately 9' high, and approximately 20' below grade. The transition system will contain a debris sump with access shaft.

The piping system will include influent piping for incoming runoff and effluent piping for discharging of the water. The total length will be approximately 1,500' and will direct flow toward the Cerritos Channel discharging into an open concrete channel via a gravity drainage flow system beneath the bridge, which will be covered by metal gates.

The outfall will be connected to a storm water drainage system via an 18" diameter reinforced concrete pipe (RCP) that will run approximately 50' under an adjacent access road embankment and connect to the new pumping plant. The outfall will consist of an 18" diameter opening in an approximately 15' by 39' reinforced concrete headwall. The opening will be above the waterline, at a 6' elevation (NAVD '88). Storm water will leave the outfall and enter the Cerritos Channel, which is located within the Port of Long Beach permit jurisdiction.

The electrical control building associated with the new pumping plant will be located immediately south of the pumping station. The building is at grade and covers an area of approximately 18' by 10' and reaches a height of 12'. After construction of the new pump station, the existing pump station will be removed from service and abandoned in place.

State Route 47, Wilmington, City of Los Angeles, Los Angeles County

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August 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:** 5-15-0860-W

**Applicant:** 7 Vicente Terrace LLC/Murray Gold

**Location:** 7 Vicente Terrace, Santa Monica, (Los Angeles County)

**Proposed Development:** 130 square foot roof deck addition to an existing two-story over basement single family residence, increasing the height of the structure to approximately 32 feet 8 inches. New stair access to the roof deck is proposed from the second story balcony.

**Rationale:** The proposed project is located one block from the beach within a developed residential neighborhood, zoned R3 (Medium Density Multiple Family), and the proposed project is consistent with the City's zoning requirements. The project is also consistent with the character of the surrounding area. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 9-11, 2015** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,  
Executive Director

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Mandy Revell  
Staff Analyst

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August 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:** 5-15-0968-W

**Applicant:** Arash Abbasian-Kashi

**Location:** 322 Manhattan Ave., Hermosa Beach, (Los Angeles County)

**Proposed Development:** Demolition of a duplex, and construction of a 30 foot high, three level, 4,583 square foot, single family residence, with mezzanine level and open roof deck. The new residence will have enclosed parking for three vehicles and one open guest space on the apron adjacent to the garage.

**Rationale:** The proposed project, which is located three blocks inland of the beach, has received an Approval in Concept from the City of Hermosa Beach Community Development Department (6/25/15) and is consistent with the R-3 (multiple-family residential, which includes single-family residences) zoning designation and the surrounding land uses. The existing structure has not been deemed by any local or state jurisdiction to be important to the history, architecture, or culture of the area, and the structure is not listed on any register of historic structures. The proposed development will meet the Commission's parking requirements with the enclosed parking for three vehicles and one additional uncovered parking space. The roof features gutters and downspouts which conduct water to a water infiltration system. All proposed landscaping features drought tolerant non-invasive species. Grading will consist of 225 cubic yards of cut, which will be exported to a commercial dirt excavation dump site outside of the coastal zone. 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 **September 9-11, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,  
Executive Director

Mandy Revell  
Coastal Program Analyst

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**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT**Coastal Development Permit Amendment No. **5-06-226-A2**

September 2, 2015

**To:** All Interested Parties

**From:** Charles Lester, Executive Director

**Subject:** Permit No. **5-06-226** granted to **City Of Santa Monica** for:

**Improvements to an existing public beach facility including: construction of a one-story, approximately 6,200 square foot Event House; two-story, approximately 7,000 square foot Pool House with locker and changing rooms, multi-purpose room, staff offices and storage; one-story, approximately 700 square foot entry pavilion; approximately 500 square foot public restroom; five volleyball courts, two paddle tennis courts; family picnic and child's water play area; children's play ground; two lateral beach boardwalks; one handicap access for vertical access; 1,000 square foot beach concession building; addition of 117 new parking spaces for a total of 279 spaces; and perimeter fencing.**

**Project Site:** 415 PACIFIC COAST, HWY, 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):

**Improvements and expansion of existing children's public playground sand area. Remove and replace existing swing set and approximately 290 square feet of Americans with Disabilities Act (ADA) play matting in children's playground area with a new swing set and play matting, install new shade sails, excavate sand to accommodate approximately 370 square feet of new play surfacing and base and install new additional swing set and ADA play matting in playground expansion area.**

**FINDINGS**

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

**Notice of Proposed Immaterial Permit Amendment**

5-06-226-A2

The proposed improvements will be within and adjacent to a public recreational area associated with the City's Annenberg Community Beach House. The proposed improvements will be available to the public and will enhance public recreation. The proposed improvements will be landward of the boardwalk and will not interfere with any other public recreational activities in the area. The proposed amendment is consistent with all applicable 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 phone number provided above.

cc: Commissioners/File

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## NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. 5-10-030-A2

September 2, 2015

**To:** All Interested Parties

**From:** Charles Lester, Executive Director

**Subject:** Permit No. 5-10-030-A2 granted to **California Department Of Transportation, Dist. 7, Karl Price** for: Construct new, approximately 96 foot wide, 4' – 12' wide bridge approach road with 4 12' wide lanes and shoulders varying from 2' to 10', bridge approach road by realigning the existing approximately 80' wide road (Route 47) to the east. The realigned road will overlap portions of the existing roadway and the new roadway will be partly elevated and extend approximately 1,800' in length from the City of Los Angeles boundary line, located approximately 240 feet north of the Cerritos Channel to approximately the Pier A West crossing. The new road is part of the proposed Schuyler Heim bridge replacement project which is in the Port of Long Beach's permit jurisdiction.

Amendment No. 1 (5-10-030-A1) to: regrade a depressed area adjacent to and under the proposed Schuyler Heim Bridge approach road replacement project by importing approximately 160,000 yds<sup>3</sup> of fill material to match surrounding grade and strengthen soils at proposed bridge column foundations by deep cement-soil mixing within the proposed fill area.

**Project Site:** State Route 47, Wilmington, 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):

**Construct a new storm water drainage system including a replacement storm water pumping plant (Storm Water Pump Plant No. 53-2626W) and associated structures, including a new piping system, a new outfall structure, and a new electrical building. The pumping plant will consist of a wet well and a transition structure. The wet well will be approximately 30' by 26' (measured from the outside walls) and approximately 30' below grade. The wet well will include 2 new submersible pumps. The transition structure system will be approximately 28' (measured from outside walls) at its widest point, approximately 25' long, approximately 9' high, and approximately 20' below grade. The transition system will contain a debris sump with access shaft.**

**The piping system will include influent piping for incoming runoff and effluent piping for discharging of the water. The total length will be approximately 1,500' and will**

**Notice of Proposed Immaterial Permit Amendment**

5-10-030-A2

**direct flow toward the Cerritos Channel discharging into an open concrete channel via a gravity drainage flow system beneath the bridge, which will be covered by metal gates.**

**The outfall will be connected to a storm water drainage system via an 18" diameter reinforced concrete pipe (RCP) that will run approximately 50' under an adjacent access road embankment and connect to the new pumping plant. The outfall will consist of an 18" diameter opening in an approximately 15' by 39' reinforced concrete headwall. The opening will be above the waterline, at a 6' elevation (NAVD '88). Storm water will leave the outfall and enter the Cerritos Channel, which is located within the Port of Long Beach permit jurisdiction.**

**The electrical control building associated with the new pumping plant will be located immediately south of the pumping station. The building is at grade and covers an area of approximately 18' by 10' and reaches a height of 12'. After construction of the new pump station, the existing pump station will be removed from service and abandoned in place.**

**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 amendment is part of the approved Schuyler Heim Bridge approach road replacement project and will incorporate the same Best Management and water quality measures during construction as with the approved bridge project. The project is adjacent to and below the roadway embankment and within the industrial area of the port. The proposed amendment will not adversely impact public access, coastal public views, or coastal resources. The Commission, therefore, finds that the proposed amendment is consistent with the Chapter 3 policies of the Coastal Act.

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

cc: Commissioners/File