

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
200 OCEANGATE, 10TH FLOOR  
LONG BEACH, CALIFORNIA 90802-4416  
(562) 590-5071 FAX (562) 590-5084

WWW.COASTAL.CA.GOV



# W18

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

*For the  
January 2016 Meeting of the California Coastal Commission*

January 11, 2016

**To:** Commissioners and Interested Parties

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

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the January 2016 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.

**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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<p><b>5-15-2075-W</b>                      City of Long Beach - Tidelands CIP Office, Attn: Eric Lopez</p>	<p>Repair sections of the bicycle and pedestrian path and embankment adjacent to Shoreline Marina and Shoreline Aquatic Park, including removal and replacement of damaged sections of the path, placement of concrete grout under the path, and installation of cobble stones embedded in concrete on the surface of the embankment.</p>	<p>Shoreline Aquatic Park/Long Beach Marina, Long Beach, Ca</p>

**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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<b>5-15-1654-W</b> SMG Attn: Charlie Bejene	New lighting and pole-mounted aluminum signs in north (rear) plaza of Long Beach Convention Center	300 Ocean Blvd, Long Beach, Ca 90802 (APN(s): 7278010912)
<b>5-15-2030-W</b> Attn: Thomas Parks	Demolish approximately 1,940 square foot duplex; construct two condominium units (Unit A: 3,070 sq. ft. 30-foot high three-stories; Unit B: 3,260 sq. ft. 30-foot high three stories plus roofdeck); provide two covered parking spaces per unit, six foot high (maximum) perimeter walls/fences, and drought tolerant, non-invasive landscaping.	1085-1087 Monterey Blvd, Hermosa Beach, Ca 90254 (APN(s): 4187009014)
<b>5-15-2088-W</b> Attn: Mark Fishman	Demolish partially constructed residential structure at 1461 Monterey Blvd; construct 2,463 sq. ft. 30-foot high three story plus roofdeck condominium unit with two car garage; remodel existing structure at 1460 Bayview Drive to establish 1,230 sq. ft. 30-foot high three story condominium unit with three car garage; six foot high (maximum) perimeter walls/fences, and drought tolerant, non-invasive landscaping.	1460 Bayview Drive & 1461 Monterey Blvd., Hermosa Beach, Los Angeles County (APN(s): 4183013130)

**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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
5-98-156-A22	Amendment to previously approved sign program to include what were called "lifestyles graphics." A few of the graphics will extend minimally above the roof line of the structures.	95 S. Pine Ave, (Pike Buildings C & D), Downtown Shoreline, Long Beach, Ca 90802

**EXTENSIONS - IMMATERIAL**

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
A-5-MDR-12-161-E2  Los Angeles County Department of Beaches and Harbors	Request to extend coastal development permit for site preparation work (including site grading and extraction of existing structural pilings), and the construction and ongoing maintenance of a public upland and wetland park and an adjacent 28-foot-wide waterfront public pedestrian promenade.	Marina Del Rey Lease Parcel 9U (Southerly), Marina Del Rey, Los Angeles County

**EMERGENCY PERMITS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
G-5-15-0042  County of Los Angeles Department of Public Works	Approximately 200' linear feet of the damaged 42" inch storm drain pipe will be removed and replaced	Paseo Del Mar Project 3897, White Point-Royal Palms Beach Park, San Pedro, City of Los Angeles, Los Angeles County

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

**30611 EMERGENCY NOTICES**

Pebbly Beach Road Sinkhole

City of Avalon, Santa Catalina

**OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION**

5-90-789-E23

Boardwalk Sunset, LLC

**CALIFORNIA COASTAL COMMISSION**

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



December 23, 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:** 5-15-2075-W

**Applicant:** City of Long Beach Tidelands Capital Improvement Division (Eric Lopez)

**Location:** Shoreline Marina and Shoreline Aquatic Park, Long Beach, Los Angeles County

**Proposed Development:** Repair sections of the bicycle and pedestrian path and embankment adjacent to Shoreline Marina and Shoreline Aquatic Park, including removal and replacement of damaged sections of the path, placement of concrete grout under the path, and installation of cobble stones embedded in concrete on the surface of the embankment.

**Rationale:** The proposed development is repair and maintenance of an existing bicycle and pedestrian path, which is located over State Tidelands. The area is part of the Commission's original jurisdiction and Chapter 3 of the Coastal Act is the standard of review. The proposed project has received an approval in concept and a CEQA determination (categorically exempt) from the City of Long Beach Department of Planning and Building (12/1/15). The path is not proposed to be widened and its alignment will not change. No in-water construction is proposed. Construction equipment will be sited in a public parking lot on the inland side of the bicycle and pedestrian path, the concrete grout will be transmitted via a hose, and labor on the embankment will be conducted without the use of mechanized equipment. The applicant has submitted an extensive list of construction best management practices identified in the California Stormwater BMP Handbook. The BMPs include, but are not limited to, standards for vehicle and equipment cleaning, material delivery and storage, spill prevention and control, concrete waste management, and storm drain inlet protection. The Contractor will be required to keep copies of the required BMP descriptions at the work site at all times. The Contractor will continuously implement BMPs throughout construction. 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 **January 13-14, 2016** 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 DISTRICT OFFICE  
200 OCEANGATE, 10TH FLOOR  
LONG BEACH, CALIFORNIA 90802-4416  
PH (562) 590-5071 FAX (562) 590-5084  
[WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)



December 23, 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:** 5-15-1654-W

**Applicant:** City of Long Beach Tidelands Capital Improvement Division (Eric Lopez) and SMG (Charlie Bejene)

**Location:** 300 Ocean Blvd., Long Beach, Los Angeles County (APN: 7278010912)

**Proposed Development:** New lighting and pole-mounted aluminum signs in north (rear) plaza of Long Beach Convention Center.

**Rationale:** The proposed development is improvements to the plaza around the Long Beach Convention Center, which is located over State Tidelands. The area is part of the Commission's original jurisdiction and Chapter 3 of the Coastal Act is the standard of review. The proposed project has received an approval in concept and a CEQA determination (ministerial permit) from the City of Long Beach Department of Planning and Building (12/4/15) and is consistent with the visual character of the area around the Convention Center, which includes sighting and signage. The lighting will not be visible from the pedestrian promenade adjacent to Rainbow Harbor because it will be obstructed by existing buildings. There will be no impact to parking because there is no increase in internal floor area or intensity of use. 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 January **13-14, 2016** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,  
Executive Director

Zach Rehm  
Coastal Program Analyst

cc: File

**CALIFORNIA COASTAL COMMISSION**

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



December 23, 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:** 5-15-2030-W

**Applicant:** Thomas Parks

**Location:** 1085-1087 Monterey Blvd., Hermosa Beach, Los Angeles County (APN: 4187009014)

**Proposed Development:** Demolish approximately 1,940 square foot duplex; construct two condominium units (Unit A: 3,070 sq. ft. 30-foot high three-stories; Unit B: 3,260 sq. ft. 30-foot high three stories plus roofdeck); provide two covered parking spaces per unit, six foot high (maximum) perimeter walls/fences, and drought tolerant, non-invasive landscaping.

**Rationale:** The subject site is located approximately 800 feet inland of the public beach on a 4,301 square foot parcel designated R-3 (Multi Family Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Planning Commission approved the development and Vesting Tentative Parcel Map No. 73730 under PC Resolution 15-24 on September 15, 2015. The proposed project includes two covered parking spaces for each unit, accessed from an existing curbcut on Monterey Blvd. and from the alley designated as Bayview Drive, which will not result in the removal of any on-street public parking spaces and is consistent with previous Commission-approved projects in Hermosa Beach. The proposal to divert stormwater runoff to infiltration basins and a permeable driveway is consistent with the water quality 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. The project includes 330 cubic yards of grading, up to 8 feet below grade, which is approximately 120 feet above sea level and will not penetrate beneath the water table. Graded material will be disposed of outside of the Coastal Zone. All proposed landscaping consists of drought tolerant non-invasive species. The proposed project complies with the applicable water efficiency and energy 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, which includes other large multi-family structures 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 **January 13-14, 2016** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,  
Executive Director

Zach Rehm  
Coastal Program Analyst

cc: File

**CALIFORNIA COASTAL COMMISSION**

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



December 23, 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:** 5-15-2088-W**Applicant:** 2012 TWT Limited Partnership**Location:** 1460 Bayview Dr. and 1461 Monterey Blvd., Hermosa Beach, Los Angeles County (APN: 4183013158)

**Proposed Development:** Demolish partially constructed residential structure at 1461 Monterey Blvd; construct 2,463 sq. ft. 30-foot high three story plus roofdeck condominium unit with two car garage; remodel existing structure at 1460 Bayview Drive to establish 1,230 sq. ft. 30-foot high three story condominium unit with three car garage; six foot high (maximum) perimeter walls/fences, and drought tolerant, non-invasive landscaping.

**Rationale:** The subject site is located approximately 800 feet inland of the public beach on a 2,921 square foot parcel designated R-3 (Multi Family Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Planning Commission approved the development and Vesting Tentative Parcel Map No. 73365 under PC Resolution 15-10 on April 21, 2015. The proposed project includes at least two covered parking spaces for each unit, accessed from an existing curbcut on Monterey Blvd. and from the rear alley designated as Bayview Drive, which will not result in the removal of any on-street public parking spaces and is consistent with previous Commission-approved projects in Hermosa Beach. The proposal to divert stormwater runoff to infiltration basins and a permeable driveway is consistent with the water quality 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. No grading is proposed. All proposed landscaping consists of drought tolerant non-invasive species. The proposed project complies with the applicable water efficiency and energy 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, which includes other large multi-family structures 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 **January 13-14, 2016** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,  
Executive Director

Zach Rehm  
Coastal Program Analyst

cc: File

**CALIFORNIA COASTAL COMMISSION**

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



## NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-98-156-A22**

**To:** All Interested Parties  
**From:** Charles Lester, Executive Director  
**Date:** January 5, 2016  
**Subject:** Coastal Development Permit No. **5-98-156** granted to **City of Long Beach** and **DDR Urban, LP** on February 3, 1999 for:

Construction of a 508,550 square foot commercial retail and entertainment complex on the waterfront (Pike at Rainbow Harbor). More specifically described in the permit file in the Commission's South Coast District Office.

**Project Site:** 99 S. Pine Avenue (Pike Buildings C and D), Downtown Shoreline (LCP Subarea 5), City of Long Beach, Los Angeles County

### DESCRIPTION OF AMENDMENT REQUEST (5-98-156-A22):

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):

Install eighteen 12' x 22' "lifestyle graphic" signs on Buildings C and D that extend a maximum of 5-feet 6-inches above the building parapet, and revise Special Condition Nos. 7, 18 and 20 of amended Coastal Development Permit 5-98-156 in order to exempt all 18 "lifestyle graphic" signs on Buildings C and D from the height limit and to clarify that all other wall-mounted signs that exceed the roofline are prohibited.

### CHANGES TO SPECIAL CONDITION NOS. 7, 18(j) AND 20:

Removed words are ~~struck through~~ and new words are underlined. The Commission authorizes no other changes to the special conditions of amended Coastal Development Permit 5-98-156 other than the change noted below:

# Notice of Proposed Immaterial Permit Amendment

5-98-156-A22

Page 2 of 4

## 7. Pedestrian Bridge over Shoreline Drive.

The proposed pedestrian bridge over Shoreline Drive connecting Subareas 5 and 6 shall be constructed and opened to the general public concurrent with the development that occurs within LCP Subarea 5. The bridge shall be at least 25 feet wide and be at the same elevation as the proposed 17,749 square foot public viewing deck to be provided between Aquarium Way and the City-owned parking structure in LCP Subarea 6 (See Exhibit #10 of staff report dated 1/14/99). The bridge shall be designed to provide open views to Rainbow Harbor and the Queen Mary which open up as one crosses the bridge from the north to the south. All railings, signs and decorations on the bridge shall be limited to a maximum height of four feet measured from the pedestrian deck, except that a 100-foot high gateway sculptural element may be placed on the bridge, providing that its surface is not more than 15 percent solid or opaque. ~~Seven large food icons not to exceed 70 feet are permitted within the gateway sculptural element provided that they do not extend south of the north curb of Shoreline Drive.~~ Commercial uses, including restaurant table service, are not permitted on the bridge. All heights shall be measured from the average elevation at the front top of the curbline, or from the officially mapped flood hazard level of 13.8 feet above mean lower low water (MLLW), whichever is higher.

## 18. Height Limits – LCP Subarea 5.

All buildings, signs, structures, poles and/or building extensions in LCP Subarea 5 that exceed 40-feet in elevation are prohibited, unless specifically permitted by this condition or another Commission approval. In LCP Subarea 5, no portion of the proposed development shall exceed 40 feet in height, except for the following:

- a) The north end of the faux roller coaster (100 foot maximum with a surface that is less than 15 percent solid or opaque) and two lantern features abutting the north end of the faux roller coaster (63 & 78 feet maximum);
- b) On Building A (40 feet): one 500 square foot parapet extension (47 feet maximum), the letters of "THE PIKE OUTLETS" sign (55 feet maximum), and clock tower (60 feet); The hotel at the northeast corner of Bay Street and Cedar Avenue (74 feet maximum to the rooftop pool deck, 83 feet maximum to the top of the stair towers and 90 feet maximum to the top of the elevator housing);
- c) On Building B (40 feet): one 500 square foot building extension (43 feet maximum);
- d) On Building C (40 feet): the roof of the multi-screen theater (60 feet maximum), one barrel element extension (43 feet maximum), one barrel element extension (60 feet maximum), and two 500 square foot towers (60 & 93 feet maximum);
- e) On Building D (40 feet): the roof of the multi-screen theater (60 feet maximum), one barrel element extension (78 feet maximum) with one blade (100 feet maximum) for theater identification sign, and 2,000 square foot tower (52 feet maximum);

## Notice of Proposed Immaterial Permit Amendment

5-98-156-A22

Page 3 of 4

- f) Ferris wheel (90 feet maximum);
- g) Parking structure (Amendment 5-98-156-A1 approved a 100-foot architectural tower);
- h) In the town square: one vertical monument with a footprint not to exceed 500 square feet (152 feet maximum);
- i) Flag poles (77 feet maximum);
- j) Signs: On Buildings C and D: up to eighteen graphic signs attached to the wall that exceed the height of the parapet by up to 5-feet 6-inches (65-feet 6-inches maximum) Up to seven three-dimensional food icons (70 feet maximum) within the confines of the faux roller coaster, provided that such icons do not advertise a particular store, product or service, and provided that they do not extend south of the north curb of Shoreline Drive; and
- k) On Building E at the southeast corner of Bay Street and Cedar Avenue (46 feet maximum).

All heights shall be measured from the average elevation at the front top of the curblin, or from the officially mapped flood hazard level of 13.8 feet above mean lower low water (MLLW), whichever is higher.

### 20. Signage.

All roof signs, freestanding signs, three-dimensional icons, and signs above 40 feet in elevation are prohibited, unless specifically permitted by this permit or another Commission approval.

Exceptions: i) Signs attached to the wall, but not exceeding the roofline, of an approved structure that exceeds 40 feet in elevation, and ii) On Buildings C and D: up to eighteen graphic signs attached to the wall that exceed the height of the parapet by up to 5-feet 6-inches (65-feet 6-inches maximum). up to seven three-dimensional food icons within the confines of the faux roller coaster, provided that such icons do not exceed 70 feet in height above the flood plain elevation, do not advertise a particular store, product or service, and do not extend south of the north curb of Shoreline Drive. The applicants shall submit a comprehensive sign program, subject to the review and approval of the Commission, for all proposed signs that are not attached to the wall of an approved structure, or specifically approved by this action.

## 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):

On February 3, 1999, the Commission approved Coastal Development Permit 5-98-156 for the construction of a 508,550 square foot commercial retail and entertainment complex on

## Notice of Proposed Immaterial Permit Amendment

5-98-156-A22

Page 4 of 4

the waterfront in the Downtown Shoreline area of Long Beach. The approved Pike at Rainbow Harbor commercial project includes a multi-screen movie theater, Ferris wheel, carousel, numerous restaurants and retail establishments, a 2,195-stall parking structure, and public amenities.

This is an after-the-fact permit amendment request. In 2003, the City of Long Beach approved a sign program for installation of "lifestyle graphic" signs attached to the wall of Buildings C and D. The City approved amendments to the program in 2010 and 2015 for a total of 25 signs that would exceed the height of the parapet by approximately 5-feet 6-inches. The co-permittees installed several signs that exceed height limits without the required Coastal Commission review and approval. To resolve this violation, the co-permittees are seeking after-the-fact Commission approval to install a limited number of signs that exceed the height limit: a total of 18 "lifestyle graphic" signs on Buildings C and D.

The commercial parcel (Buildings C and D) where the proposed signs are located is on South Pine Avenue, inland of Shoreline Drive and approximately 600 feet inland of Rainbow Harbor. The 18 proposed signs are attached to the walls of 60-foot tall buildings, are not located in any view corridor. The 18 proposed signs will have no adverse effects on shoreline views or other coastal resources.

This amendment request revises Special Condition Nos. 7, 18 and 20 of the underlying amended coastal development permit. The change to Special Condition 7 would delete the allowance for seven large food icons (up to 70 feet high) that were approved in 1999 but never installed. The change in Special Condition 18 (Height Limits – LCP Subarea 5) would permit the 18 currently proposed signs (nine signs on Building C and nine signs on Building D) that extend 5-feet 6-inches above the building parapets for a maximum height of 65-feet 6-inches. The changes to Special Condition 20 (Signage) reflect the revisions to Special Condition Nos. 7 and 18 and clarify that signs attached to the wall of a building that exceed the roofline of that building are prohibited and would require Commission approval through an amendment to Special Condition 18.

The co-permittees have demonstrated that the currently proposed development complies with all of the conditions of Coastal Development Permit 5-98-156, as amended, including restrictions on development within protected view corridors. As proposed and as approved by the City, electronic or digital signs are not permitted and any lighting shall minimize spillover into the night sky. The proposed development and amendment will have no negative effects on coastal resources or coastal access, and is consistent with the Chapter 3 policies of the Coastal Act, previous Commission actions, and the certified Long Beach LCP. Therefore, staff is recommending that the Commission concur with the granting of the amendment request.

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

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



(A-5-MDR-12-161-E2)

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

January 5, 2016

Notice is hereby given that Los Angeles County Department of Beaches and Harbors has applied for a one year extension of A-5-MDR-12-161 granted by the California Coastal Commission on December 12, 2012.

for: Site preparation work (including site grading and extraction of existing structural pilings), and the construction and ongoing maintenance of a public upland and wetland park and an adjacent 28-foot-wide waterfront public pedestrian promenade.

at: Marina Del Rey Lease Parcel 9U (Southerly), Marina Del Rey (Los Angeles County)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,  
Charles Lester  
Executive Director

Shannon Vaughn  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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

**EMERGENCY PERMIT**

**Issue Date:** December 14, 2015  
**Emergency Permit No.:** G-5-15-0042

**APPLICANT:** Los Angeles County Flood Control District (LACFCD)

**LOCATION OF EMERGENCY WORK:**

Storm Drain #3897, White Point – Royal Palms Beach Park, San Pedro, City of Los Angeles  
(Latitude: 33.715097; Longitude: -118.315562)

**WORK PROPOSED:**

Emergency repairs to Storm Drain #3897 on a paved access road at Royal Palms Beach in San Pedro. The proposed project is an emergency measure to repair the storm drain due to major fire damage. The emergency work consists of: 1) removal and replacement of approximately 200 linear feet of the damaged 42-inch storm drain pipe; 2) removal of existing galvanized steel tension wire to allow for the installation of the replacement storm drain pipe; 3) removal of dry brush from the immediate area along the pipe alignment; 4) the coating of the entire storm drain with shotcrete or other non-combustible substance that will match the surrounding soil in color; and 5) repair damaged reinforced concrete pipe section of the storm drain. The applicant has indicated that the emergency repair work will take approximately a month to complete.

**PERMIT RATIONALE:**

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of major fire damage to a HDPE storm drain pipe and potential for the storm drain to fail 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

A handwritten signature in cursive script that reads "Teresa Henry".

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 January 13, 2016)
4. Within 60 days of the date of this permit (i.e., by February 12, 2016), 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 May 12, 2016), unless this requirement is waived in writing by the Executive Director.
5. Any additional work requires separate authorization from the Executive Director. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and /or permits from the other agencies (i.e. CA Dept. of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Lands Commission.)
7. The storm drain pipe shall be treated for visual impacts. The drain pipe construction shall be coated with shotcrete or other non-combustible substance that has been colored to minimize the project's contrast with and be compatible in color to the adjacent natural bluff's earth tones.

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



December 8, 2015

City of Avalon  
Attn: Jennifer Lynch  
Best Best & Krieger, LLP  
18101 Von Karman Avenue, Suite 1000  
Irvine, CA 92612

Subject: RESPONSE TO NOTICE OF EMERGENCY ACTION RE: PEBBLY BEACH ROAD  
SINKHOLE

Dear Ms. Lynch:

On November 18, 2015, the Executive Director received your notice of emergency action without a permit. Commission staff has reviewed your notice and will report it to the Coastal Commission with a summary of the facts at the next Commission meeting January 13-15 in San Diego, California.

Based on your letter, additional information submitted regarding the project, and phone conversations and email exchanges with City staff and their representatives, Commission staff understands that the City of Avalon has taken action to place rock, sand and slurry in a sinkhole that developed along Pebbly Beach Road immediately inland of the seawall to protect public infrastructure, including a sewer main, water main, and gas lines, located below the road from flooding due to high tides and wave action. A total of 93.25 tons of material was placed in the sinkhole.

The City's emergency action may be found to be consistent with the provisions of Section 30611 of the Coastal Act, but Commission staff encourages the City to undertake a comprehensive seawall integrity study to develop a longer term strategy to prevent sinkholes.

Thank you for providing notice of the City's action. You may reach the Commission's South Coast District staff at (562) 590-5071 if you have any questions.

CHARLES LESTER  
Executive Director

A handwritten signature in black ink, appearing to read 'E. Praehler'.

By: Erin Praehler  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



January 5, 2016

**OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION**

**To:** Commissioners and Interested Parties

**From:** Steve Hudson, Deputy Director South Coast District – Los Angeles  
Zach Rehm, Coastal Program Analyst

**Re:** **Extension of Coastal Development Permit 5-90-789-E23 (Boardwalk Sunset LLC)  
601 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County**

On October 30, 2015, the applicant's representative (Boardwalk Sunset LLC) submitted a request to extend Coastal Development Permit 5-90-789 for an additional one-year period. Coastal Development Permit 5-90-789 was approved on November 10, 1991 and an amendment was approved on October 14, 1994. The permit authorizes a commercial/retail building with two floors of subterranean parking adjacent to the Venice Boardwalk at 601 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County. The subject request, 5-90-789-E23, is the permittee's 23<sup>rd</sup> request to extend the Commission's authorization of the development.

On December 1, 2015, the South Coast District Office in Long Beach issued notices of the Executive Director's determination that there are no changed circumstances that may affect the development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169 of Title 14 of the California Code of Regulations, the Executive Director reported this determination to the Commission at its December 10, 2015 meeting.

Within the ten working-day objection period (December 1 through December 15, 2015), during which time any person may object to the Executive Director's determination, the South Coast District Office received three letters of objection (attached). The first letter, dated December 5, 2015 and received in the Commission's South Coast District office December 7, 2015, indicates that the City of Los Angeles permits have expired for the development approved by the Commission. It indicates that representatives of the same applicant have filed plans with the City of Los Angeles for a new development on the site that would be primarily office use with zero setbacks on two sides and a five foot setback on the other two sides. The second letter from Jerome Fleischman, Edward Halpern, and Morris Sands was received by email on December 8, 2015. That letter indicates that modifications to the Coastal Act and decisions by the Commission since the original permit approval in 1991 have rendered the project inconsistent with the original approval. It indicates that current requirements regarding noise, air pollution, and environmental impacts are more restrictive today than they were when the project was originally approved. The third letter from Steve Meadows was dated December 5, 2015 and delivered to a different address prior to being received in the Commission's South Coast District office on December 23, 2015. That letter appears to be in reference to the new project currently under review by the City of Los Angeles, not the 1991 project that is the subject of this extension request.

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 letters fail to raise any new or changed circumstances that would affect the development's consistency with the Coastal Act. The first letter raises concerns related to a new proposed project on the same site, which is substantially different from the approved project subject to the extension request, and which would require a new permit from the Commission if it were approved by the City of Los Angeles. The second letter argues that the Coastal Act has been modified and the Commission's analysis and decision-making process has changed since 1991, which is true, but the letter does not provide reasons why the development is not consistent with the Coastal Act. The Commission-approved development includes special conditions that the Commission found were necessary to ensure its consistency with the Coastal Act. The development's noise output is not regulated by the Coastal Act. The potential environmental impacts were analyzed prior to the Commission's approval of the development and current construction best management practices would be required in order to comply with the special conditions of the permit. Current building standards would be required by the City of Los Angeles Department of Building and Safety, which has not issued a building permit for development on the site.

Therefore, the Executive Director has concluded that the objection letters do not identify any changed circumstances that may affect the 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 letters. If three Commissioners object to the extension on the grounds that there may be circumstances that affect the development's 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 would extend the expiration date of Coastal Development Permit 5-90-789 until November 10, 2016, one year from the previous date of expiration.

12-05-2015

California Coastal Commission  
So. Coast District Office  
200 OceanGate 10th Floor  
Long Beach, Ca 90802

RE: S-90-789-E23

TO WHOM IT MAY CONCERN:

I OPPOSE THE EXTENTION  
REQUEST. PROJECTS CITY PERMIT  
HAS LONG BEEN EXPIRED. THE  
ABOVE PROPERTY HAS NEW DEVELOP-  
MENT PLANS AND WILL ASK FOR  
CHANGE OF USE TO A 28,000 SQ  
FOOT (SNAPCHAT) OFFICE BUILDING TO  
BE BUILT ON OCEAN FRONT WALK IN  
VENICE. THE NEW BUILDING PLANS  
HAVE A ZERO SET BACK ON 2 SIDES  
AND ONLY 5 FEET ON THE OTHER 2.

Thank you so very  
much Residents of OCEAN  
FRONT  
WALK



**RECEIVED**  
South Coast Region

DEC 07 2015

CALIFORNIA  
COASTAL COMMISSION

**Rehm, Zach@Coastal**

---

**From:** Jerome Fleischman <jerryfle@roadrunner.com>  
**Sent:** Tuesday, December 08, 2015 11:50 AM  
**To:** Rehm, Zach@Coastal  
**Subject:** Attn: Z. Rehm--Objection to Extension Approval of Permit 5-90-789-E23 (601 Ocean Front Walk, Venice, CA)

**To:** California Coastal Commission  
**Attn:** Zach Rehm, Coastal Program Analyst

The undersigned, owners of the building immediately adjacent to the subject project, object to the granting of an extension of the above Coastal Development Permit for the following reasons:

The modifications of the Coastal Act and the decisions made by the Commission since the original Permit approval in 1991, as amended in 1994, have rendered this Project inconsistent with the original approval. Requirements today are significantly more restrictive today than in 1991 insofar as matters of noise and air pollution (i.e., as the result of increased traffic of Speedway, for example), as well as concern's of the environmental affect of such Projects on neighbors, Boardwalk visitors and others affected by the Project.

Respectfully submitted,

Jerome P. Fleischman  
Edward I. Halpern  
Morris H. Sands,

Owners of 615 Ocean Front Walk, Venice, California

**CONFIDENTIALITY NOTICE:** This communication and any documents, files or previous e-mail messages attached to it, constitute an electronic communication within the scope of the Electronic Communication Privacy Act, 18 USC 2510-2521. This communication may contain non-public, confidential, or legally privileged information intended for the sole use of the designated recipient(s). The unlawful interception, use or disclosure of such information is strictly prohibited under 18 USC 2511 and other applicable laws. Please reply to the sender that you have received the message in error, and then delete it. Thank you.

**RECEIVED**  
South Coast Region

DEC 23 2015

CALIFORNIA  
COASTAL COMMISSION

12.05.2015

Charles Lester, Director  
California Coastal Commission  
South Coast District Office  
200 Oceangate, 10th Floor  
Long Beach, Ca. 90802-4416

RE: Development Permit 5-09-789  
602 Ocean Front Walk, Venice, Ca; APN 4286-028-001

Dear Sir:

Please consider this email and these documents as part of my objection to any extension of the Coastal Commission Permit referenced above, specifically the 29,000 square foot proposed office structure at 601 Oceanfront Walk. I feel a specific study of the potential traffic disruption to the immediate streets accessing the proposed structure is absolutely required.

As a retired professor of architecture, I can appreciate the design of the proposed Office structure, but an Office Structure doesn't belong at this location for variety of reasons:

The first being, that as of this date, I have not seen or been provided with any specific study by the City of Los Angeles that takes into account the potential problems Created in Close Proximity to this Proposed Development.

I have therefore prepared a couple of Google Earth Views with Graphics that I hope will illustrate some of the current issues.

This first image shows the accessible alleyways from Pacific Avenue to Speedway. It should be noted that all of these alleyways are only 20 feet wide but still allow cars to pass in both directions. On the sides of these alleys, are many Commercial size Trash Bins as well as the trash bins provided by the city. This makes it almost impossible for two cars to pass each other while they're both still moving. 90% of the time, one car has to stop and pull over to the side to let the other car pass. This is the same situation in all of these alleys.

If you turn your attention to Speedway which is a one way street heading south. Speedway is only 19 feet wide between the utility poles on both sides of the street. Speedway is constantly filled with Large trucks making deliveries to the restaurants and businesses on the boardwalk stretch between Rose and Brooks. I witnessed many times two large trucks trying to pass each other while one is Parked and this process can take ten minutes or longer and always seems to necessitate one of the drivers going around the outside of his truck and moving the mirrors so that he can pass the other truck.

One of the main problems with the current situation is the fact that there is not a single Stop Sign at the end of any of these (6) alleyways leading onto Speedway. Not One, as you can see from the drawing. When I tried to access some information as to why there were no stop signs at the end of these alleyways, I was told that the alleyways are too narrow already and that if stop signs were erected fire trucks could not make the turn.

I can show you firsthand documentation of the situation at my property as my Surveillance Video Cameras monitor the corner of Paloma and Speedway. Every single day, At least 2 to 3 times a day, a large truck will come down Paloma Court and try to make a left on Speedway. There's a utility pole at this corner which makes it virtually impossible for large trucks to make this turn without backing up and moving forward several times. This includes the garbage trucks which are there in the mornings.

I have also witnessed, on probably over 100 occasions, where drivers completely ignore the One Way signs on Speedway and head North. Even when residents call out to drivers they refuse to stop and turn around.

But the Biggest problem this development presents is the Danger of these additional cars to pedestrians accessing the beach. At the end of Paloma there is a sign above the rear entry to Gingerbread Court which states "beach access." As result of this Paloma is one of the Main streets People walk down when they want to access the beach from parking lots on the other side of Pacific. But actually all of these alleyways provide a public beach access...for the street artists, bicyclists, skateboarders, rollerbladers, dogs, and Several Million others every year and especially in the Summer. Many of these corners are "blind" and unsafe at present.

The project's architect's presentation calls for 150 parking spaces. If you have 150 cars trying to get into a tandem parking structure, or dropping people off between 8 and 9 in the morning and leaving between 4 and 5pm in the afternoon, and then Add to this mix about 60 cars an hour of regular traffic, you come up with around 200 cars between the hours of 8 and 9 AM and 4 and 5 PM. That equals One car every 18 seconds if everything is running smoothly, which it Never does.

This is a nicely designed building, but an Office Building is not in keeping with the Unique Culture of Venice, and does not belong at this location.

No Other Beach Community from Malibu to Laguna would even consider an Office Structure on a Boardwalk Location like this, and neither should Venice.

Best regards,  
Steve Meadows  
16 Paloma Ave.  
Venice, Ca. 90291  
310-581-2601



